



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 1502 Buena Vista St and to waive all related fees. *OHP staff recommends approval.*

Case Comments:

On October 6, 2021, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a Finding of Historic Significance and supported the designation of the property as a local landmark.

Case History:

November 16, 2021	Zoning Commission hearing
October 6, 2021	Historic & Design Review Commission (HDRC) hearing
September 14, 2021	Application for Historic Landmark Designation submitted to OHP

Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets three Criteria for Evaluation.

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.
- b. Criteria for Evaluation.
 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;**
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.**

Findings of Fact:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The property at 1502 Buena Vista St is a single-story Queen Anne-style residence built c. 1893 for Edward T Guerin. It is located in the Historic Westside neighborhood of City Council District 5 and in the proposed Buena Vista Historic District. Alberto Meija currently owns the property. Edward T Guerin purchased the property from Axel and Paul Meerscheidt and Charles A. Stieren in May 1893; by April 1894, Guerin pulled permits to expand the home. Guerin passed away in September 1903, willing the home to his wife, Josephine. Josephine sold the property



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in 1904, and it passed quickly through a number of subsequent owners. From 1926 to 1956, and under two different owners, the house was rented to residents who were railway workers, cashiers, contractors, grocers, members of the military, and traveling salesmen. In 1956, Raymond Sr and Ernestina Rodriguez purchased 1502 Buena Vista St, and the Rodriguez family retained ownership until 2004, making them the longest owner of the property. Raymond was a World War II veteran who passed away in 1992; Ernestine passed in 2002. Both are buried at Fort Sam Houston National Cemetery. The current owner purchased the property in 2021. The Queen Anne style was popular in the United States from 1880 to 1910. The home retains a number of character-defining features of Queen Annes: a steeply-hipped roof with cross gables, gable ornament (in this case, decorative shingles and fixed windows surrounded by colored glass), gables that project beyond cutaway bay windows, and corner brackets. The property is located within the boundaries of the proposed Buena Vista Historic District. After receiving the application on June 2, 2020, staff found the area eligible for local historic district designation. Should the neighborhood choose to become a local historic district, 1502 Buena Vista St would be listed as contributing. A map of the proposed district is included in the exhibits.

- c. **SITE CONTEXT:** The property is situated at the northeast corner of a block bound to the north by Buena Vista St, the east by S Las Moras St, the south by Monterey St, and the west by S San Jacinto St; Alice Alley, historically unnamed, runs along the south edge of the property and bisects the block east to west. The property is one block east of a cluster of individual landmarks: 1600, 1601, 1610, 1614, and 1624 Buena Vista St; 1603, 1605, and 1611 Monterey St, and 215 S Pinto St. A divorced sidewalk runs along the northside of the property on Buena Vista St; there is no sidewalk along S Las Moras St until south of the driveway apron for the subject property. The rear of the parcel is largely covered in a concrete parking pad, while the north and east sides of the parcel have grass. The front yard is enclosed by a chain-link fence atop a short concrete retaining wall, while the rear is enclosed by a metal fence with a sliding gate across the driveway. A sidewalk leads from the right-of-way to the primary entrance along Buena Vista St.
- d. **ARCHITECTURAL DESCRIPTION:** The standing seam metal roof features two hipped forms with lower cross gables at the north and east. The gables have decorative shingles with a fixed window surrounded by colored glass centered under the peaks. Gables project beyond the cutaway bay windows and appear with corner brackets. Windows on the wood-clad home are predominately wood one-over-one, with the exception of the east window on the north elevation, which is a metal casement. The front door is recessed and appears with a transom. Though most windows appear individually, the south and east elevations each have a set of four ganged windows. Windows on the west elevation appear in gangs of three. The south elevation also has two additional doors to the home below a shed roof and on top of a concrete landing. There is a temporary metal carport and a small shed on the parking pad behind the home, neither of which contribute to the eligible landmark. Character-defining features include a steeply-hipped roof with lower cross gables; wood cladding; one-over-one wood windows, where present; decorative shingles and fixed windows surrounded by colored glass in each gable; gables that project beyond cutaway bay windows; and corner brackets.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

- 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;** the house is an example of a Queen Anne residence, a style popular in the U.S. from 1880 to 1910.



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8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house is a corner property that has stood since c. 1893 and retains a number of its character-defining historic features, including decorative gable elements, cutaway bay windows, one-over-one wood windows, historic wood cladding, and corner brackets.
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is located in the proposed Buena Vista Historic District. Staff has identified this area as an eligible local historic district; should the neighborhood choose to designate, the house would be considered contributing.
- f. 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.
 - g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
 - h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

ATTACHMENTS:

HDRC recommendation

HDRC published exhibits

Letter of support from Kathleen Trenchard



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

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

October 6, 2021

HDRC CASE NO: 2021-492
ADDRESS: 1502 BUENA VISTA ST
LEGAL DESCRIPTION: NCB 2340 BLK 7 LOT N 101.25 FT OF 1
APPLICANT: Alberto Meija - 5402 Lurlyne Ct
OWNER: Alberto Meija - 5402 Lurlyne Ct

REQUEST:

The applicant requests a Finding of Historic Significance for the property located at 1502 Buena Vista St.

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The property at 1502 Buena Vista St is a single-story Queen Anne-style residence built c. 1893 for Edward T Guerin. It is located in the Historic Westside neighborhood of City Council District 5 and in the proposed Buena Vista Historic District. Alberto Meija currently owns the property. Edward T Guerin purchased the property from Axel and Paul Meerscheidt and Charles A. Stieren in May 1893; by April 1894, Guerin pulled permits to expand the home. Guerin passed away in September 1903, willing the home to his wife, Josephine. Josephine sold the property in 1904, and it passed quickly through a number of subsequent owners. From 1926 to 1956, and under two different owners, the house was rented to residents who were railway workers, cashiers, contractors, grocers, members of the military, and traveling salesmen. In 1956, Raymond Sr and Ernestina Rodriguez purchased 1502 Buena Vista St, and the Rodriguez family retained ownership until 2004, making them the longest owner of the property. Raymond was a World War II veteran who passed away in 1992; Ernestine passed in 2002. Both are buried at Fort Sam Houston National Cemetery. The current owner purchased the property in 2021. The Queen Anne style was popular in the United States from 1880 to 1910. The home retains a number of character-defining features of Queen Annes: a steeply-hipped roof with cross gables, gable ornament (in this case, decorative shingles and fixed windows surrounded by colored glass), gables that project beyond cutaway bay windows, and corner brackets. The property is located within the boundaries of the proposed Buena Vista Historic District. After receiving the application on June 2, 2020, staff found the area eligible for local historic district designation. Should the neighborhood choose to become a local historic district, 1502 Buena Vista St would be listed as contributing. A map of the proposed district is included in the exhibits.
- c. **SITE CONTEXT:** The property is situated at the northeast corner of a block bound to the north by Buena Vista St, the east by S Las Moras St, the south by Monterey St, and the west by S San Jacinto St; Alice Alley, historically unnamed, runs along the south edge of the property and bisects the block east to west. The property is one block east of a cluster of individual landmarks: 1600, 1601, 1610, 1614, and 1624 Buena Vista St; 1603, 1605, and 1611 Monterey St, and 215 S Pinto St. A divorced sidewalk runs along the northside of the property on Buena Vista St; there is no sidewalk along S Las Moras St until south of the driveway apron for the subject property. The rear of the parcel is largely covered in a concrete parking pad, while the north and east sides of the parcel have grass. The front yard is enclosed by a chain-link fence atop a short concrete retaining wall, while the rear is enclosed by a metal fence with a sliding gate across the driveway. A sidewalk leads from the right-of-way to the primary entrance along Buena Vista St.
- d. **ARCHITECTURAL DESCRIPTION:** The standing seam metal roof features two hipped forms with lower cross gables at the north and east. The gables have decorative shingles with a fixed window surrounded by colored glass

centered under the peaks. Gables project beyond the cutaway bay windows and appear with corner brackets. Windows on the wood-clad home are predominately wood one-over-one, with the exception of the east window on the north elevation, which is a metal casement. The front door is recessed and appears with a transom. Though most windows appear individually, the south and east elevations each have a set of four ganged windows. Windows on the west elevation appear in gangs of three. The south elevation also has two additional doors to the home below a shed roof and on top of a concrete landing. There is a temporary metal carport and a small shed on the parking pad behind the home, neither of which contribute to the eligible landmark. Character-defining features include a steeply-hipped roof with lower cross gables; wood cladding; one-over-one wood windows, where present; decorative shingles and fixed windows surrounded by colored glass in each gable; gables that project beyond cutaway bay windows; and corner brackets.

e. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

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; the house is an example of a Queen Anne residence, a style popular in the U.S. from 1880 to 1910.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the house is a corner property that has stood since c. 1893 and retains a number of its character-defining historic features, including decorative gable elements, cutaway bay windows, one-over-one wood windows, historic wood cladding, and corner brackets.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the property is located in the proposed Buena Vista Historic District. Staff has identified this area as an eligible local historic district; should the neighborhood choose to designate, the house would be considered contributing.

f. 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.

g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.

h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 1502 Buena Vista St to the Zoning Commission and to the City Council based on findings a through e.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer

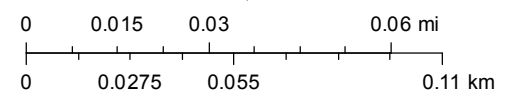
City of San Antonio One Stop



October 1, 2021

1:2,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- Historic Landmark Sites
- Historic Districts
- Zoning Overlay Label



Bexar CAD

Property Search Results > 130315 GARZA JEFFREY DAVID for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	130315	Legal Description:	NCB 2340 BLK 7 LOT N 101.25 FT OF 1
Geographic ID:	02340-007-0011	Zoning:	C-2
Type:	Real	Agent Code:	
Property Use Code:	406		
Property Use Description:	OFFICE/RES		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	1502 BUENA VISTA ST SAN ANTONIO, TX 78207	Mapsco:	616B5
Neighborhood:	W Commerce (One Way)	Map ID:	
Neighborhood CD:	11710		

Owner

Name:	GARZA JEFFREY DAVID	Owner ID:	2507337
Mailing Address:	1502 BUENA VISTA ST SAN ANTONIO, TX 78207-3910	% Ownership:	100.0000000000%
		Exemptions:	

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

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: GARZA JEFFREY DAVID
% Ownership: 100.000000000000%
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

Improvement #1:	Commercial	State Code:	F1	Living Area:	1400.0 sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	D - G	ME	1942	1400.0
OP	Attached Open Porch	F - NO		1942	72.0
OP	Attached Open Porch	F - NO		1942	50.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	A - NO		0	208.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1183	5151.00	51.00	101.00	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	\$135,350	\$17,670	0	153,020	\$0	\$153,020
2020	\$131,290	\$17,670	0	148,960	\$0	\$148,960
2019	\$138,450	\$17,260	0	155,710	\$0	\$155,710
2018	\$124,910	\$16,740	0	141,650	\$0	\$141,650

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/23/2006	WD	Warranty Deed	RIOS ELODIA R	GARZA JEFFREY DAVID	12218	1069	20060152455
2	6/22/2004	Deed	Deed		RIOS, ELODIA R	10823	2068	0

2022 data current as of Sep 23 2021 1:22AM.

2021 and prior year data current as of Sep 3 2021 12:08PM

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".



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 1502 Buena Vista St

1. Application Details

Applicant: Alberto Meija

Type: Application for Historic Landmark Designation

Date Received: 14 September 2021

2. Findings

The property at 1502 Buena Vista St is a single-story Queen Anne-style residence built c. 1893 for Edward T Guerin.¹ It is located in the Historic Westside neighborhood of City Council District 5 and in the proposed Buena Vista Historic District. Alberto Meija currently owns the property.

Edward T Guerin purchased the property from Axel and Paul Meerscheidt and Charles A. Stieren in May 1893; by April 1894, Guerin pulled permits to expand the home.² Guerin passed away in September 1903,³ willing the home to his wife, Josephine. Josephine sold the property in 1904,⁴ and it passed quickly through a number of subsequent owners until it was sold to Claude and Ophelia Martin in 1909.⁵ Claude worked as a brakeman for IG&N Railroad, and he and Ophelia owned 1502 Buena Vista St until 1922.⁶ The property again changed hands quickly over the next few years until 1926, when E L Dennis⁷ purchased it as a rental/income property.⁸ From 1932⁹ to 1956,¹⁰ 1502 Buena Vista was owned by H E Harper, who also used it as a rental/income property.¹¹ During its years as a rented home, it housed a number of railway workers, cashiers, contractors, grocers, members of the military, and traveling salesmen.¹² In 1956,¹³ Raymond Sr and Ernestina Rodriguez purchased 1502 Buena Vista St, and the Rodriguez family retained ownership until 2004,¹⁴ making them the longest owner of the property. Raymond was a World War II veteran who passed

¹ Bexar County Clerk (web site). Deed: Axel Meerscheidt, Paul Meerscheidt, and C A Stieren to E T Guerin, 4 May 1893, Deed book, vol. 126, p. 77.

² "Building Permits." San Antonio *Daily Light*, Tuesday, 10 April 1894, p. 5.

³ "Burial Permits." San Antonio *Daily Light*, Friday, 11 September 1903, p. 8.

⁴ Bexar County Clerk (web site). Deed: Josephine Guerin to John Robert Jones, 16 August 1904, Deed book, vol. 234, p. 294.

⁵ Bexar County Clerk (web site). Deed: G M and Pearl Adams to C B Martin, 31 December 1909, Deed book, vol. 323, p. 308.

⁶ Bexar County Clerk (web site). Warranty Deed with V/L: C B Martin et al to Justo Gonzales et al, 17 January 1922, Deed book, vol. 667, p. 138.

⁷ Bexar County Clerk (web site). Warranty Deed with V/L: Juana Z. de Vega et al to E L Dennis, Jr, 25 June 1926. Deed book, vol. 895, p. 326.

⁸ San Antonio City Directory, 1927, p. 1211; 1929, p. 1269; 1931, p. 1095.

⁹ Bexar County Clerk (web site). Trustee's Deed: E L Dennis, Jr to H E Harper, 6 September 1932, Deed book, vol. 1319, p. 525.

¹⁰ Bexar County Clerk (web site). Warranty Deed with Vendor's Lien: H E Harper and wife, Emma Lee Harper to Raymond T Rodriguez and wife, Ernestine G Rodriguez, 13 April 1956, Deed book, vol. 3859, p. 285.

¹¹ San Antonio City Directory, 1934-55, various pages.

¹² San Antonio City Directory, 1922-55, various pages.

¹³ Bexar County Clerk (web site). Warranty Deed with Vendor's Lien: H E Harper and wife, Emma Lee Harper to Raymond T Rodriguez and wife, Ernestine G Rodriguez, 13 April 1956, Deed book, vol. 3859, p. 285.

¹⁴ Bexar County Clerk (web site). Special Warranty Deed with Vendor's Lien:

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204



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away in 1992; Ernestine passed in 2002.¹⁵ Both are buried at Fort Sam Houston National Cemetery. The current owner purchased the property in 2021.

The Queen Anne style was popular in the United States from 1880 to 1910. As with the bulk of homes contributing examples of the style, the subject structure has a steeply hipped roof with lower cross gables, one front-facing and one side-facing. The ridge of the hipped roof runs front to back, another trait typical of the style. The home retains a number of other character-defining features of Queen Annes: gable ornament (in this case, decorative shingles and fixed windows surrounded by colored glass), gables that project beyond cutaway bay windows, and corner brackets.

Comparing Sanborn Fire Insurance maps with a modern satellite view of the property shows that its footprint has changed little over time. The property initially spanned the east part of the block between Buena Vista and the alley, but by 1931, the lot was subdivided into two and the south half addressed 207 S Las Moras. The southeast portion of the home was added by 1931, and the front porch was enclosed after 1952.¹⁶

The property is located within the boundaries of the proposed Buena Vista Historic District. After receiving the application on June 2, 2020, staff found the area eligible for local historic district designation. Should the neighborhood choose to become a local historic district, 1502 Buena Vista St would be listed as contributing. A map of the proposed district is included in the exhibits.

3. Architectural Description

The property at 1502 Buena Vista St is a single-story Queen Anne-style residence built c. 1893. It is located in the Historic Westside neighborhood of City Council District 5 and in the proposed Buena Vista Historic District. It is situated at the northeast corner of a block bound to the north by Buena Vista St, the east by S Las Moras St, the south by Monterey St, and the west by S San Jacinto St; Alice Alley, historically unnamed, runs along the south edge of the property and bisects the block east to west. The property is one block east of a cluster of individual landmarks: 1600, 1601, 1610, 1614, and 1624 Buena Vista St; 1603, 1605, and 1611 Monterey St, and 215 S Pinto St. A divorced sidewalk runs along the northside of the property on Buena Vista St; there is no sidewalk along S Las Moras St until south of the driveway apron for the subject property. The rear of the parcel is largely covered in a concrete parking pad, while the north and east sides of the parcel have grass. The front yard is enclosed by a chain-link fence atop a short concrete retaining wall, while the rear is enclosed by a metal fence with a sliding gate across the driveway. A sidewalk leads from the right-of-way to the primary entrance along Buena Vista St.

The standing seam metal roof features two hipped forms with lower cross gables at the north and east. The gables have decorative shingles with a fixed window surrounded by colored glass centered under the peaks. Gables project beyond the cutaway bay windows and appear with corner brackets. Windows on the wood-clad home are predominately wood one-over-one, with the exception of the east window on the north elevation, which is a metal casement. The front door is recessed and appears with a transom. Though most windows appear individually, the south and east elevations each have a set of four ganged windows. Windows on the west elevation appear in gangs of three. The south elevation also has two additional doors to the home below a shed roof and on top of a concrete landing. There is a temporary metal carport and a small shed on the parking pad behind the home, neither of which contribute to the eligible landmark.

¹⁵ Find A Grave (web site). Raymond T Rodriguez Sr (1905-1992) and Ernestine G Rodriguez (1913-2002). Accessed 27 September 2021. Findagrave.com.

¹⁶ Sanborn Fire Insurance Maps, 1931, vol. 4, sheet 399; 1952 (republished), vol. 4, sheet 399.



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Character-defining features of 1502 Buena Vista St include:

- Steeply hipped roof with lower cross gables
- Wood cladding
- One-over-one wood windows, where present
- Decorative shingles and fixed windows surrounded by colored glass in each gable
- Gables that project beyond cutaway bay windows
- Corner brackets.

4. Landmark Criteria

The property meets the following criterion under UDC 35-607(b):

- **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;** the house is an example of a Queen Anne residence, a style popular in the U.S. from 1880 to 1910.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house is a corner property that has stood since c. 1893 and retains a number of its character-defining historic features, including decorative gable elements, cutaway bay windows, one-over-one wood windows, historic wood cladding, and corner brackets.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is located in the proposed Buena Vista Historic District. Staff has identified this area as an eligible local historic district; should the neighborhood choose to designate, the house would be considered contributing.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 1502 Buena Vista St meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 1502 Buena Vista St. Further research may reveal additional significance associated with this property.

While not required by the Unified Development Code, this document has been prepared by OHP staff that meet the Secretary of the Interior's professional qualification standards for Architectural History as defined in 36 CFR Part 61.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Photos provided by applicant.



North (primary) elevation



East elevation



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



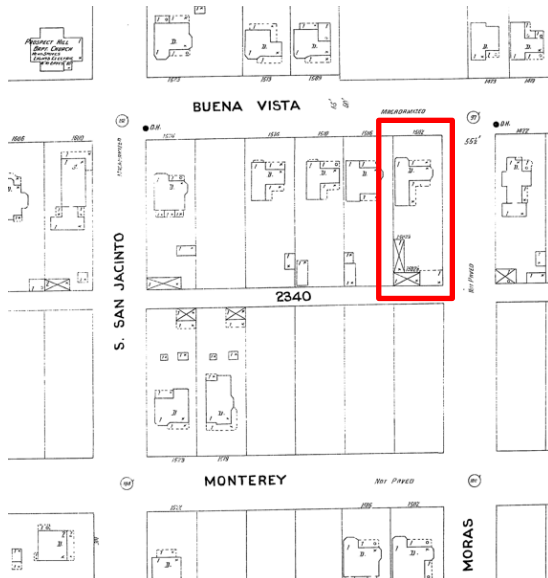
Southeast orthogonal



Northeast orthogonal



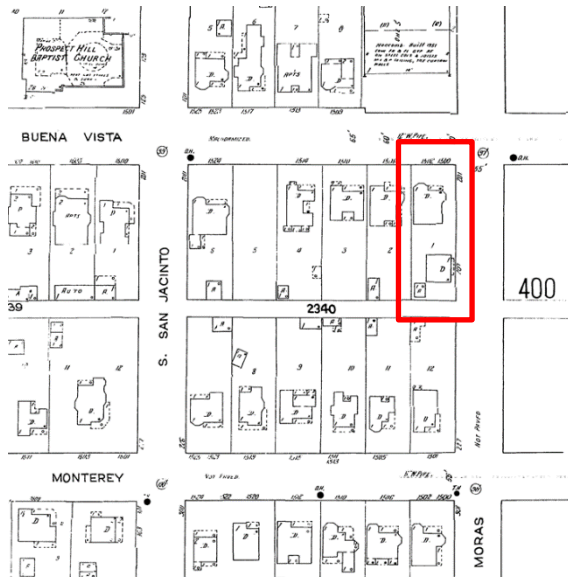
CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION



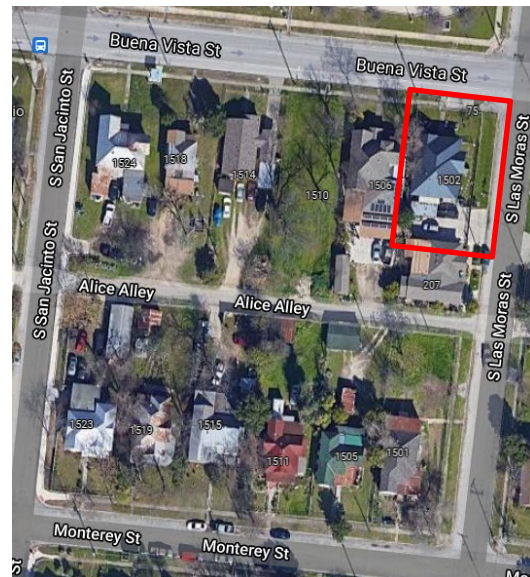
*1904 Sanborn Fire Insurance map
Vol. 4, sheet 399*



*1931 Sanborn Fire Insurance map
Vol. 4, sheet 399*



*1952 Sanborn Fire Insurance map (republished)
Vol. 4, sheet 399*



*Current satellite image of property
Accessed 27 September 2021*

Materials Submitted by Applicant

To whom it May concern,

My name is Alberto Mejia, the owner of the property located at 1502 Buena Vista St. I propose the property is eligible for historic designation as it meets the following criteria of 35-607. *Designation Criteria for Historic Districts and Landmarks*

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;

- This property is as an example of a Folk Victorian home.

10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;

- The property is in the Westside of San Antonio – which represents a significant part of San Antonio's identity as a center of Hispanic culture. The area prospered during the 20th as immigrants fleeing political unrest in Mexico made their homes in San Antonio's Westside. Overcoming displacement from Urban renewal, disinvestment, and destruction of important cultural spaces – the historic homes, business and culturally significant sites of the Westside remain a vital part of the city's social fabric – with proud and active community members, organizations and a vibrant evolving Hispanic/Chicano/Latinx culture at the center.

13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;

- Finally, the property is in the proposed Buena Vista Historic District, which staff finds eligible for designation and for which staff has an active, open application for designation. Should the neighborhood move forward with district designation, the structure would be considered contributing.

I thank the staff and or committee members for their time and consideration of these qualifying criteria and of the overall application.

In appreciation,

Alberto Mejia
Owner
1502 Buena Vista St, San Antonio TX, 78207

Independence Title Company
CF# 2153055-SHS4

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS

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

Date: September 7, 2021

Grantor: Jeffrey David Garza and Jollyn H. Garza

Grantor's Mailing Address: 2326 Occidente, New Braunfels, TX 78132

Grantee: Alberto Mejia and Estrella de Leon

Grantee's Mailing Address: 5402 Wurlayne Ct Austin, TX 78744

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

The Property is located in Bexar County, Texas, and is more particularly described in Exhibit A attached to this document and incorporated by reference.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the

Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Limitation of Warranties: Pursuant to Section 7 of the purchase and sale contract between Grantor, as Seller, and Grantee, as Buyer, Grantee accepts the Property "AS IS". "As is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in the purchase and sale contract.

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

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Independence Title or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**


Jeffrey David Garza

Jollyn H. Garza

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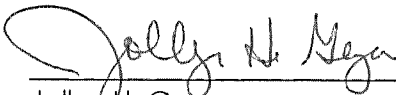
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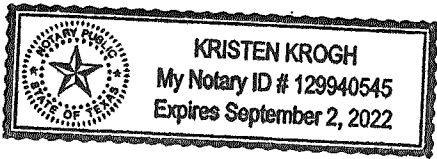


Jollyn H. Garza

State of Texas
County of Guadalupe

This document was acknowledged before me on September 1st, 2021 by Jeffrey David Garza.

[Signature]
Notary Public, State of _____



State of _____
County of _____

This document was acknowledged before me on September ____, 2021 by Jollyn H. Garza.

Notary Public, State of _____

Prepared By:
Hancock McGill & Bleau, L.L.L.P.
Attorneys at Law
File No. 2153055-FW

After Recording Return To:

State of _____
County of _____

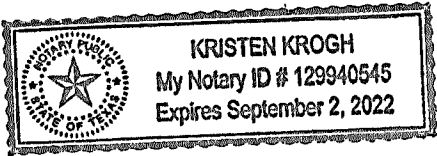
This document was acknowledged before me on September ____, 2021 by Jeffrey David Garza.

Notary Public, State of _____

State of Texas
County of Bexar

This document was acknowledged before me on September 8, 2021 by Jollyn H. Garza.

Kristen Krogh
Notary Public, State of _____



Prepared By:
Hancock McGill & Bleau, L.L.P.
Attorneys at Law
File No. 2153055-FW

After Recording Return To:

EXHIBIT "A"

Lot 1 *SAVE AND EXCEPT* the South 53-1/2 feet thereof, Block 7, New City Block 2340, City of San Antonio, Bexar County, Texas.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210250205
Recorded Date: September 08, 2021
Recorded Time: 3:56 PM
Total Pages: 7
Total Fees: \$46.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/8/2021 3:56 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk









Jessica L. Anderson (OHP)

From: Kathy Trenchard <kt@cut-it-out.org>
Sent: Thursday, September 23, 2021 9:10 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] RE: Designation notice

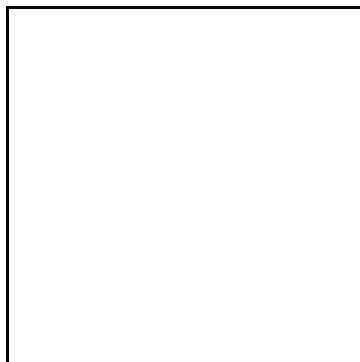
Good for this property owner! As a westside property owner, in the Woodlawn Area, I am delighted to see more of these beautiful, efficient homes being restored. This one has lovely siding, so many windows and what looks like a brand new roof! Save the home with this historic designation and save the neighborhood in the process. Thank you so much for working on this and alerting us to this opportunity to conserve our community.

Kathleen trenchard

Kathleen Trenchard

P.O. Box 120232
San Antonio, TX 78212
www.cut-it-out.org
kt@cut-it-out.org
210-288-4988

From: City of San Antonio - Office of Historic Preservation [mailto:ohp@sanantonio.gov]
Sent: Thursday, September 23, 2021 5:20 PM
To: kt@cut-it-out.org
Subject: Designation notice



You're receiving this notice because you have opted in to receive **Demolition Alerts** from the Office of Historic Preservation.

Address: 1502 Buena Vista
NCD: NA
NA: Historic Westside Residents Association
Council District: 5
Case manager email: jessica.anderson@sanantonio.gov
Photos: [File 1](#) [File 2](#) [File 3](#) [File 4](#) [File 5](#) [File 6](#)
Feedback due: Friday, October 1, by noon for inclusion in the HDRC case file or
Wednesday, October 6, by 9 AM for public comment during the HDRC hearing
HDRC hearing date: Wednesday, October 6

The owner of the property at 1502 Buena Vista, located in the Historic Westside Residents Association neighborhood of City Council District 5, requests local landmark designation. The case will be reviewed by the Historic and Design Review Commission (HDRC) on Wednesday, October 6, no earlier than 3 PM.

If you'd like to provide a letter to include in the case file, please do so by **noon on Friday, October 1**. You can submit it to the case manager by replying to this email, or drop off your letter to the front counter at 1901 S Alamo, attention OHP.

Remote participation through voicemail comments is strongly recommended. The public may provide comments via voicemail by dialing (210) 206-HDRC (4372). Your message will be played during the hearing. Please include your full name, home or work address, item number, and address of the request. Recordings are limited to 2 minutes; **voicemails must be received by 12 PM noon on the day of the hearing in order to be played.**

*You are receiving this e-mail based on your subscription preferences. If your interests have changed, update your preferences by clicking "[Update Profile](#)" link in the footer of this email.
If you've been forwarded this e-mail and would like to sign-up for e-mails from the Office of Historic Preservation, [click here](#).*

City of San Antonio - Office of Historic Preservation | 1901 S Alamo, San Antonio, TX 78204

[Unsubscribe kt@cut-it-out.org](mailto:kt@cut-it-out.org)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by ohp@sanantonio.gov

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

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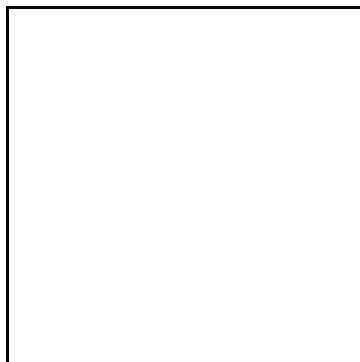
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