



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.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Z2014148

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
November 20, 2013

HDRC CASE NO: 2013-378
ADDRESS: Various
APPLICANT: Office of Historic Preservation 1901 S Alamo
TYPE OF WORK: Westside Landmarks, Phase II

REQUEST:

The applicant is requesting a Finding of Historic Significance for twenty-six properties that were surveyed as part of the Westside Cultural Resource Survey and identified as architecturally, historically and culturally significant. These twenty-eight properties constitute the second phase of landmark efforts related to the Westside Cultural Resource Survey. The Office of Historic Preservation held several public meetings as part of this process to solicit public feedback and to determine which properties were potentially eligible for landmark designation. The Westside Cultural Resource Survey initiative began in 2011 to identify, document, and protect places of significance on the Westside as a way of celebrating the rich history and cultural heritage of this part of San Antonio. In response to the recent loss of historic structures and efforts by the community to promote historic preservation, the OHP has partnered with a number of community organizations and volunteers to identify places that are significant to San Antonio's Westside. Community partners include the Westside Preservation Alliance, the Esperanza Peace and Justice Center, the San Antonio Conservation Society, the Westside Development Corporation, and the Old Spanish Trail Centennial (OST 100). The properties identified as eligible for landmark designation here include both commercial and residential buildings. For legal descriptions of each property, please refer to the accompanying exhibits for this case.

FINDINGS:

- a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.
- b. Over the course of the last two years, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 26 potential landmarks identified for designation here represent the second phase of landmark designation.
- c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012. A public meeting for property owners of this second phase of landmark designation was held in September 2013.
- d. On January 16, 2013, the HDRC approved Findings of Historic Significance for 24 properties identified as the first phase of potential landmarks in the Westside Cultural Resource Survey. Of these properties, 22 were designated as local historic landmarks by City Council on March 21, 2013.

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e. As documented in the report titled "Westside Potential Landmark Designation Initiative Phase II" prepared by OHP staff, each of these twenty-eight properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the twenty-six properties specified above.

COMMISSION ACTION:

Approval of a Finding of Historic Significance for all properties with the exception of 1500 Guadalupe.



For Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2013

Agenda Item No: 7

HDRC CASE NO: 2013-378

COMMON NAME: Westside Landmarks, Phase II

ADDRESS: City Council District 1 properties: 242 Cornell, 321 Fredericksburg, 323 Fredericksburg, 2607 W. Houston St., 900 Leal
 City Council District 5 properties: 404 N. Richter, 2101 Buena Vista St, 2124 Colima, 2304 El Paso, 1500 Guadalupe St., 2303 Monterey St., 1501 W. Cesar Chavez, 218 S. Zarzamora, 214 S. Zarzamora, 2011 (2009) Vera Cruz, 2006 W. Commerce St., 4527 W. Martin St., 1614 (1624) Buena Vista St., 1805 (1807) Guadalupe St., 1425 (1423) El Paso St., 1227 El Paso St., 1111 Monterey St., 105 S. Zarzamora, 1801-1815 Cesar Chavez, 2201 Buena Vista St.
 City Council District 7 properties: 926 Cincinnati Ave.

CITY COUNCIL DIST.: 1, 5, 7

APPLICANT: Office of Historic Preservation

OWNER: Various

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for twenty-six properties that were surveyed as part of the Westside Cultural Resource Survey and identified as architecturally, historically and culturally significant. These twenty-eight properties constitute the second phase of landmark efforts related to the Westside Cultural Resource Survey. The Office of Historic Preservation held several public meetings as part of this process to solicit public feedback and to determine which properties were potentially eligible for landmark designation. The Westside Cultural Resource Survey initiative began in 2011 to identify, document, and protect places of significance on the Westside as a way of celebrating the rich history and cultural heritage of this part of San Antonio. In response to the recent loss of historic structures and efforts by the community to promote historic preservation, the OHP has partnered with a number of community organizations and volunteers to identify places that are significant to San Antonio's Westside. Community partners include the Westside Preservation Alliance, the Esperanza Peace and Justice Center, the San Antonio Conservation Society, the Westside Development Corporation, and the Old Spanish Trail Centennial (OST 100). The properties identified as eligible for landmark designation here include both commercial and residential buildings. For legal descriptions of each property, please refer to the accompanying exhibits for this case.

APPLICABLE CITATIONS:

UDC Section 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.
 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
 3. 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, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
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;
12. It is an important example of a particular architectural type or specimen;
15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

FINDINGS:

- a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.
- b. Over the course of the last two years, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 26 potential landmarks identified for designation here represent the second phase of landmark designation.
- c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012. A public meeting for property owners of this second phase of landmark designation was held in September 2013.
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- e. As documented in the report titled “Westside Potential Landmark Designation Initiative Phase II” prepared by OHP staff, each of these twenty-eight properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the twenty-six properties specified above.

CASE MANAGER:

Sara Ludueña