



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Z2015290

**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS**

July 15, 2015

HDRC CASE NO: 2015-274
ADDRESS: 1912 GUADALUPE ST
1914 GUADALUPE ST
LEGAL DESCRIPTION: NCB 6112 BLK 2 LOT 7&8
PUBLIC PROPERTY: No
APPLICANT: Sylvia Castillo Davis - 6123 Quail Feather Ln
OWNER: Castillo Davis Family Settlement - 326 Carroll Ave

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 1912-1914 Guadalupe St.

FINDINGS:

a. The proposed landmark designation is owner initiated. b. The mixed-use structure is located on Guadalupe St. in the Westside neighborhood. The vernacular subject building reflects the historical and social heritage of Guadalupe St, the local traditions and businesses that flourished, and the residents who lived and worked in the barrio. c. Consistent with the UDC sec. 35-607(b)1, the subject structures are visible reminders of the cultural heritage of the Guadalupe corridor and Westside neighborhood. d. Consistent with the UDC sec. 35-607(b)8, The structure and property retain historical and cultural integrity that is representative of building trends and uses within the neighborhood. e. Consistent with the UDC sec. 35-607(b)11, The structure is distinctive in character, interest and value. The evolution of the construction and use of the building reflects the cultural, economic, social, and historical heritage of San Antonio. f. Consistent with the UDC sec. 35-607(b)13, the existing structures contribute to the overall character and original pattern of the mixed-use building stock along Guadalupe Street. g. This property meets more than three required criteria for landmark designation (cited above) as per UDC Section 35-706(b).

RECOMMENDATION:

Staff recommends approval based on findings b through g.

COMMISSION ACTION:

Approved as submitted.

Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 11

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HDRC CASE NO: 2015-274
ADDRESS: 1912 GUADALUPE ST
1914 GUADALUPE ST
LEGAL DESCRIPTION: NCB 6112 BLK 2 LOT 7&8
ZONING: C2
CITY COUNCIL DIST.: 5
APPLICANT: Sylvia Castillo Davis
OWNER: Castillo Davis Family Settlement
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 1912-1914 Guadalupe St.

APPLICABLE CITATIONS:

Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks

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;
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;
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:

- a. The proposed landmark designation is owner initiated.
- b. The mixed-use structure is located on Guadalupe St. in the Westside neighborhood. The vernacular subject building reflects the historical and social heritage of Guadalupe St, the local traditions and businesses that flourished, and the residents who lived and worked in the *barrio*.
- c. Consistent with the UDC sec. 35-607(b)1, the subject structures are visible reminders of the cultural heritage of the Guadalupe corridor and Westside neighborhood.
- d. Consistent with the UDC sec. 35-607(b)8, The structure and property retain historical and cultural integrity that is representative of building trends and uses within the neighborhood.
- e. Consistent with the UDC sec. 35-607(b)11, The structure is distinctive in character, interest and value. The evolution of the construction and use of the building reflects the cultural, economic, social, and historical heritage of San Antonio.
- f. Consistent with the UDC sec. 35-607(b)13, the existing structures contribute to the overall character and original pattern of the mixed-use building stock along Guadalupe Street.

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- g. This property meets more than three required criteria for landmark designation (cited above) as per UDC Section 35-706(b).

RECOMMENDATION:

Staff recommends approval based on findings b through g.

CASE MANAGER:

Alyson Smith
