

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-607
ADDRESS: 219 N SAN MARCOS
LEGAL DESCRIPTION: NCB 2267 (GENARO R GARCIA SUBD), BLOCK 5 LOT 13
ZONING: C-2NA IDZ S
CITY COUNCIL DIST.: 5
APPLICANT: Sarah Gould, Westside Preservation Alliance/Esperanza Peace & Justice Center
OWNER: David R. Fernandez
TYPE OF WORK: A request for review by the HDRC regarding eligibility of the property located at 219 N San Marcos for landmark designation.

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 219 N San Marcos 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.
- 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;**
 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;**
 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. On November 7, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of the commercial structure at 219 N San Marcos, located in the Prospect Hill neighborhood of District 5. OHP staff researched the property to determine eligibility and contacted the Westside Preservation Alliance and other neighborhood stakeholders during the 30-day review period provided by UDC 35-455.
- b. On November 27, 2018, Sarah Gould submitted a request for review of historic significance of the structure at 219 N San Marcos on behalf of the Westside Preservation Alliance and the Esperanza Peace & Justice Center.
- c. 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. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- d. **ARCHITECTURAL DESCRIPTION:** 219 N San Marcos is a double-height, single-story modified 1920s commercial building at the corner of N San Marcos and W Travis streets. The primary facades of the building are painted white with beige trim and red hand-painted lettering advertising JAILBUSTERS BAIL BONDS and contact information. It has a straight parapet running along the north and east sides of the building and one running east to west that separates the 1950 structure from the 1955 addition. The 1950 structure's westward-sloping shed roof is visible from the west side of the structure. The 1955 addition's shed roof slopes south, away from the aforementioned parapet that separates the two phases. Its primary entrance faces the corner, creating a five-sided structure, and has two low-rise stairs leading up to what was once a double door but is now a single door with side lite. The east façade has a horizontal inoperable window approximately 3' by 5' and a vertical inoperable window approximately 5' by 3'. The southern façade, painted beige, has four equally spaced clerestory windows, approximately 12" by 18" each. The west side of the structure is painted turquoise and has a rear entrance next to an attached shed with exposed rafters. The door opens onto a low concrete slab porch covered by metal sheeting attached on two sides to the shed and the building and supported on the free corner by what appears to be a wood post. The north façade has a single vertical inoperable window approximately 5' by 3' and two air conditioning units that have been attached through the building façade. There is a large vent on the upper left corner of this façade.

Character-defining features include:

- Shape of the building, with the primary entrance oriented diagonally to face the intersection;
- Double-height mass of the building due to tall parapet;
- Hand-painted signage;
- High wall-to-fenestration ratio.

- e. **SITE CONTEXT:** The structure is located on the southwest corner of San Marcos and W Travis streets in the Prospect Hill neighborhood of City Council District 5, just west of the boundary for the Downtown District and two blocks west of the Cattleman Square historic district. The block is bordered to the east by N San Marcos St, north by W Travis St (historically Zavalla), west by N Richter St, and south by W Houston. It is near a cluster of individually-landmarked structures: I&GN Depot/MOPAC, Grand Central Hotel, Washington Hotel, and others. East across N San Marcos from the subject structure is a surface parking lot that serves the Bexar County Sheriff's Office and Detention Center. An annex for the detention center occupies the northeast corner of the intersection. Surrounding businesses also include Mitchell Bail Bond Services and Lalo's Auto Mechanic, across W Travis from the subject structure. Continuing west on W Travis and both directions on N San Marcos, the area is mixed residential and commercial. There is a high rate of demo in this area, much of it do to the development and expansion of the Bexar County Adult Detention Center (1962) on the site of the I&GN train yard. The west side of N San Marcos represents the easternmost edge of what remains of the neighborhood that existed west of the I&GN Depot and yard; properties in this area are at high risk of demolition.
- f. **HISTORIC CONTEXT:** When 219 N San Marcos was first developed, it was part of a multi-racial neighborhood comprised mostly of black and white residents, but with some residents with Spanish surnames as well. In fact, the 1912 San Antonio city directory shows that on the 200 block of San Marcos, the subject structure was the only one occupied by a white person or family. Through the 1920s, fewer and fewer black families remained on the block, slowly replaced by more white and Tejano, indigenous, and Mexican-American residents. By the early 1930s, the area was predominately Tejano, indigenous, and Mexican American. The store may have existed at this corner as early as 1911. First appearance of this address in staff's research is on a 1911 Sanborn map, which shows a dwelling attached to a corner store. Its first appearance in a city directory was in 1914 as home of J D and Angelita Ancira. From 1914 through the mid-1920s, the building had a number of tenants. Long-term occupants Antonio and Micaela Valencia are listed in city directories starting in 1918; Valencia Grocery first appears in the 1929-30 directory as "Valencia A gro (o)" and with Samuel Collins residing in the adjacent dwelling. A builders/mechanics lien dated 1926 indicates that the Beacon Lumber Co. dramatically expanded the building for the Valencias, perhaps enveloping the original structure with the current mass and footprint. The Beacon Lumber Company was founded in July 1924 and formally incorporated in February 1925, led by Larkin F. Price, president; Arthur Shnitzer, vice president; and H.J. Cupple, secretary and treasurer. Originally located at the corner of Perez and Comal streets, the business moved within a year of its founding to its home at 708 West Summit in the Beacon Hill neighborhood. Beacon Lumber was responsible for building and providing materials and funding for the surrounding neighborhoods, including Beacon Hill, Alta Vista, and Monte Vista. Beacon Lumber went out of business c. 1932; its last appearance in a city directory was in 1931, and its last mention in a city newspaper was in 1932. Starting in 1931, Thrift Lumber Co. occupied 708 W Summit. Valencia Grocery occupied the storefront through the 1940s and into the early 1950s. The grocery closed around 1955 and was replaced by Az de Oros Bar, 1955-56. BCAD states an office was added to the structure in 1955; an addition is evident on the south side of the structure both in aerials where a parapet separating the 1926 phase and the 1955 phase is visible and in material changes on the south end of the east façade. From 1957 through 1976, 219 N San Marcos was home to Compadres Place, a bar owned and operated first by Rosalio Camarillo, then by Victoria Camarillo after Rosalio's death in 1967. Ownership may have changed hands again in 1970; the owner's name is no longer listed in subsequent city directories.
- g. **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 structure's style is found throughout the Southwest and Mexico that is influenced by Mexican design brought to the United States due to immigration patterns caused by the Mexican Civil War.

7: Its unique location or singular physical characteristics that make it an established or familiar visual feature; the structure occupies a corner that operated as a store as early as 1911.

8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the structure has high cultural integrity as an example of a neighborhood corner store that served as both commercial and residential, with the store owner-operator living onsite.

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; the structure reflects a pattern of small corner establishments often run by families who also lived on the property.

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; the structure represents a type of commercial style specific to neighborhood stores.

- h. Per UDC Sec. 35-453, once the commission concurs eligibility of the property and makes a recommendation of approval for designation, interim design review requirements will be in place and the property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work. These interim requirements will remain in place until the City Council makes their final decision on the proposed zoning change or not longer than six months.
- 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.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance and that the Historic and Design Review Commission recommend approval for the landmark designation of 219 N San Marcos to the Zoning Commission and to the City Council based on findings b through g.

CASE MANAGER: Jessica Anderson



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 12, 2018

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 219 N San Marcos

1. Application Details

Applicant: Sarah Gould, Westside Preservation Alliance and Esperanza Peace & Justice Center
Type: Request for Review of Historic Significance
Date Received: 27 November 2018

2. Findings

The structure at 219 N San Marcos is a single-story modified 1920s commercial structure built for J D and Angelita Ancira as early as 1911, with an expansion by Beacon Lumber Company in 1926 for Antonio and Micaela Valencia and Valencia Grocery. It is currently owned and operated by Jailbusters Bail Bonds. This type of commercial structure evokes the commerce that became prolific due to immigration patterns caused by the Mexican Civil War and is reminiscent of buildings influenced by Mexican design seen throughout the Southwest and Mexico.

The structure is located on the southwest corner of San Marcos and W Travis streets in the Prospect Hill neighborhood of City Council District 5, just west of the boundary for the Downtown District and two blocks west of the Cattleman Square historic district. The block is bordered to the east by N San Marcos St, north by W Travis St (historically Zavalla), west by N Richter St, and south by W Houston. It is near a cluster of individually-landmarked structures: I&GN Depot/MOPAC, Grand Central Hotel, Washington Hotel, and others. East across N San Marcos from the subject structure is a surface parking lot that serves the Bexar County Sheriff's Office and Detention Center. An annex for the detention center occupies the northeast corner of the intersection. Surrounding businesses also include Mitchell Bail Bond Services and Lalo's Auto Mechanic, across W Travis from the subject structure. Continuing west on W Travis and both directions on N San Marcos, the area is mixed residential and commercial. There is a high rate of demo in this area, much of it due to the development and expansion of the Bexar County Adult Detention Center (1962) on the site of the I&GN train yard. The west side of N San Marcos represents the easternmost edge of what remains of the neighborhood that existed west of the I&GN Depot and yard; properties in this area are at high risk of demolition.

When 219 N San Marcos was first developed, it was part of a multi-racial neighborhood comprised mostly of black and white residents, but with some residents with Spanish surnames as well. In fact, the 1912 San Antonio city directory shows that on the 200 block of San Marcos, the subject structure was the only one occupied by a white person or family. Through the 1920s, fewer and fewer black families remained on the block, slowly replaced by more white and Tejano, indigenous, and Mexican-American residents. By the early 1930s, the area was predominately Tejano, indigenous, and Mexican American.

The store may have existed at this corner as early as 1911. First appearance of this address in staff's research is on a 1911 Sanborn map, which shows a dwelling attached to a corner store. Its first appearance in a city directory was in 1914 as home of J D and Angelita Ancira. From 1914 through the mid-1920s, the building had a number of tenants. Long-term occupants Antonio and Micaela Valencia are listed in city directories starting in 1918; Valencia Grocery first appears in the 1929-30 directory as "Valencia A gro (o)" and with Samuel Collins residing in the adjacent dwelling. A builders/mechanics lien dated 1926 indicates that the Beacon Lumber Co. dramatically expanded the building for the Valencias, perhaps enveloping the original structure with the current mass and footprint.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

The Beacon Lumber Company was founded in July 1924 and formally incorporated in February 1925, led by Larkin F. Price, president; Arthur Shnitzer, vice president; and H.J. Cupple, secretary and treasurer. Originally located at the corner of Perez and Comal streets, the business moved within a year of its founding to its home at 708 West Summit in the Beacon Hill neighborhood. Beacon Lumber was responsible for building and providing materials and funding for the surrounding neighborhoods, including Beacon Hill, Alta Vista, and Monte Vista. Beacon Lumber went out of business c. 1932; its last appearance in a city directory was in 1931, and its last mention in a city newspaper was in 1932. Starting in 1931, Thrift Lumber Co. occupied 708 W Summit.

Valencia Grocery occupied the storefront through the 1940s and into the early 1950s. The grocery closed around 1955 and was replaced by Az de Oros Bar, 1955-56. BCAD states an office was added to the structure in 1955; an addition is evident on the south side of the structure both in aerials where a parapet separating the 1926 phase and the 1955 phase is visible and in material changes on the south end of the east façade.

From 1957 through 1976, 219 N San Marcos was home to Compadres Place, a bar owned and operated first by Rosalio Camarillo, then by Victoria Camarillo after Rosalio's death in 1967. Ownership may have changed hands again in 1970; the owner's name is no longer listed in subsequent city directories.

3. Architectural Description

219 N San Marcos is a double-height, single-story modified 1920s commercial building at the corner of N San Marcos and W Travis streets. The primary facades of the building are painted white with beige trim and red hand-painted lettering advertising JAILBUSTERS BAIL BONDS and contact information. It has a straight parapet running along the north and east sides of the building and one running east to west that separates the 1950 structure from the 1955 addition. The 1950 structure's westward-sloping shed roof is visible from the west side of the structure. The 1955 addition's shed roof slopes south, away from the aforementioned parapet that separates the two phases.

Its primary entrance faces the corner, creating a five-sided structure, and has two low-rise stairs leading up to what was once a double door but is now a single door with side lite. The east façade has a horizontal inoperable window approximately 3' by 5' and a vertical inoperable window approximately 5' by 3'. The southern façade, painted beige, has four equally spaced clerestory windows, approximately 12" by 18" each. The west side of the structure is painted turquoise and has a rear entrance next to an attached shed with exposed rafters. The door opens onto a low concrete slab porch covered by metal sheeting attached on two sides to the shed and the building and supported on the free corner by what appears to be a wood post. The north façade has a single vertical inoperable window approximately 5' by 3' and two air conditioning units that have been attached through the building façade. There is a large vent on the upper left corner of this façade.

Character-defining features include:

- Shape of the building, with the primary entrance oriented diagonally to face the intersection;
- Double-height mass of the building due to tall parapet;
- Hand-painted signage;
- High wall-to-fenestration ratio.

4. Landmark Criteria

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

219 N San Marcos meets the following criteria 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 structure's style is found throughout the Southwest and Mexico that is influenced by Mexican design brought to the United States due to immigration patterns caused by the Mexican Civil War.
- **7: Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the structure occupies a corner that operated as a store as early as 1911.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure has high cultural integrity as an example of a neighborhood corner store that served as both commercial and residential, with the store owner-operator living onsite.
- **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;** the structure reflects a pattern of small corner establishments often run by families who also lived on the property.
- **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;** the structure represents a type of commercial style specific to neighborhood stores.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determined that 219 N San Marcos meets this threshold. Therefore, staff recommends approval of a finding of historic designation for the property at 219 N San Marcos. Further research may reveal additional significance associated with these properties.



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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 219 N. San Marcos, San Antonio, TX

Proposed Landmark Name (Common Name)

Legal Description NCB 2267 (GENARO R GARCIA SUBD), BLOCK 5 LOT 13

[Property Search](#)

REQUESTER INFORMATION

Name (First and Last) Sarah Gould

Organization (if applies) Westside Preservation Alliance & Esperanza Peace & Justice Center

Mailing Address 922 San Pedro, San Antonio, TX 78212

E-mail Address museo@esperanzacenter.org

Phone 210-228-0201

OWNER INFORMATION

Owner Name David R. Fernandez

Owner Mailing Address 701 S. Frio St., San Antonio, TX 78207-5012

E-mail Address

Phone

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.



REQUESTER SIGNATURE

11/28/18

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.*

Bexar CAD

Property Search Results > 1146885 FERNANDEZ DAVID R C/S for Year 2018

Tax Year: 2018

Property

Account

Property ID:	1146885	Legal Description:	NCB 2267 (GENARO R GARCIA SUBD), BLOCK 5 LOT 13
Geographic ID:	02267-005-0130	Zoning:	C-2NA IDZ S
Type:	Real	Agent Code:	
Property Use Code:	406		
Property Use Description:	OFFICE/RES		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	219 N SAN MARCOS SAN ANTONIO, TX 78207	Mapsc0:	616C4
Neighborhood:	NBHD code11671	Map ID:	
Neighborhood CD:	11671		

Owner

Name:	FERNANDEZ DAVID R C/S	Owner ID:	3049732
Mailing Address:	GARCIA GENARO R REV L/TR 701 S FRIO ST SAN ANTONIO, TX 78207-5012	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$125,660	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$60,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$186,060	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$186,060	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$186,060	

Taxing Jurisdiction

Owner: FERNANDEZ DAVID R C/S

% Ownership: 100.000000000000%

Total Value: \$186,060

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$186,060	\$186,060	\$44.04		
08	SA RIVER AUTH	0.018580	\$186,060	\$186,060	\$34.57		
09	ALAMO COM COLLEGE	0.149150	\$186,060	\$186,060	\$277.51		
10	UNIV HEALTH SYSTEM	0.276235	\$186,060	\$186,060	\$513.96		
11	BEXAR COUNTY	0.277429	\$186,060	\$186,060	\$516.19		
21	CITY OF SAN ANTONIO	0.558270	\$186,060	\$186,060	\$1,038.72		
57	SAN ANTONIO ISD	1.562600	\$186,060	\$186,060	\$2,907.37		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$186,060	\$186,060	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exemptions:					\$5,332.36		
Taxes w/o Exemptions:					\$5,332.35		

Improvement / Building

All improvements valued at income

Improvement #1: Residential State Code: A1 Living Area: 725.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1950	725.0
OP	Attached Open Porch	F - NO		1950	75.0

Improvement #2: Residential State Code: A1 Living Area: 720.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	D - F	WS	1950	720.0

Improvement #3: Residential State Code: A1 Living Area: 736.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	D - F	WD	1950	736.0
CNP	Canopy	D - F		1950	84.0

Improvement #4: Commercial State Code: F1 Living Area: 2142.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	C - F	CB	1955	2142.0

Improvement #5: Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		0	1272.0

Improvement #6: Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	* - A		0	150.0

Improvement #7:	Commercial	State Code:	F1	Living Area:	sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
FEN	Fence	S - A		0	120.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.2201	9587.56	0.00	0.00	\$60,400	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$125,660	\$60,400	0	186,060	\$0	\$186,060
2017	\$62,080	\$60,400	0	122,480	\$0	\$122,480
2016	\$64,470	\$57,530	0	122,000	\$0	\$122,000
2015	\$64,470	\$57,530	0	122,000	\$0	\$122,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/7/2016	CFD	Contract for Deed	GARCIA GENARO R REV L/TR	FERNANDEZ DAVID R C/S	18354	2205	20170027885

2019 data current as of Nov 27 2018 12:46AM.

2018 and prior year data current as of Nov 2 2018 8:57AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

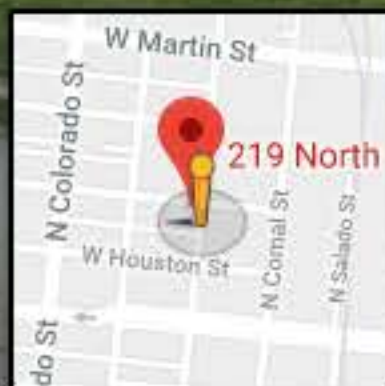
For website information, contact (210) 242-2500.

219 N San Marcos

This structure is located in a historic area of the Westside and is significant for its connections to the historic Mexican American owned businesses: Valencia Grocery (1929-51) and Compadres Place (1957-76).

- Valencia Grocery is mentioned in SA publications relating to Ligas Latinoamericanos (Mexican American sports teams during the era of segregation) for both basketball and soccer. Valencia Grocery was a local business sponsor of teams in the Liga. The Valencia team won the 1938 soccer championship in the San Antonio Latin-American Sports Association (per *Light*, 1 Jan 1939, p 20)
- Later, Compadres Place, a neighborhood bar, took over the space and remained in business until 1976, just shy of twenty years.

The building is representative of design that was typical for small groceries in the mid-twentieth century; it is the type of building that tells the story of the Westside through its physical presence. This area has seen many of its historic structures demolished to make way for the jail, making this structure's survival all the more pressing.

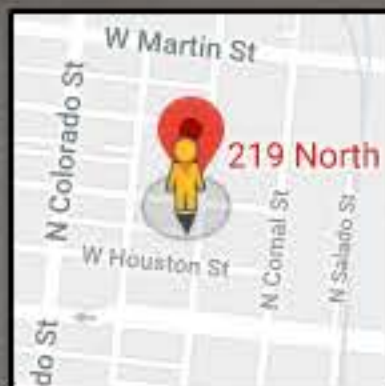




1307 W Travis St
San Antonio, Texas

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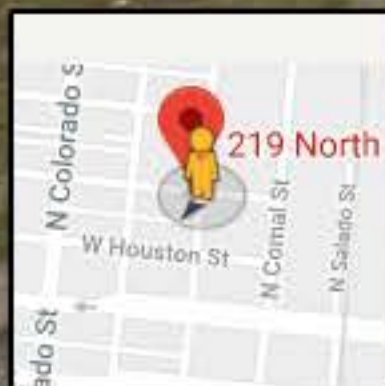


301 N San Marcos

San Antonio, Texas


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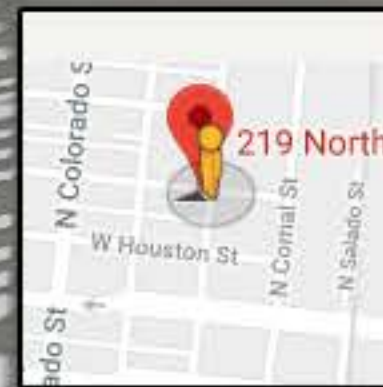




301 N San Marcos
San Antonio, Texas

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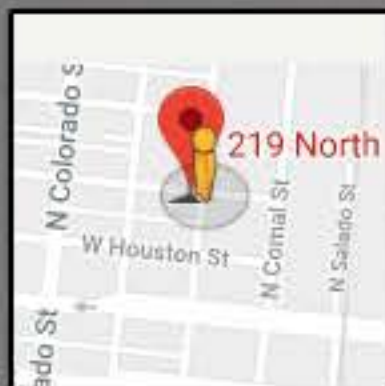
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← 219 N San Marcos



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