

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-604
ADDRESS: 428 S San Augustine
LEGAL DESCRIPTION: NCB 8654 BLK 31 LOT 17 & 18
ZONING: R-4
CITY COUNCIL DIST.: 5
APPLICANT: Sarah Gould, Westside Preservation Alliance/Esperanza Peace & Justice Center
OWNER: Manuel Cerrillo
TYPE OF WORK: A request for review by the HDRC regarding eligibility of the property located at 428 S San Augustine for landmark designation.

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 428 S San Augustine 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;**
 - 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.**

FINDINGS:

- a. On October 12, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of the commercial structure at 428 S San Augustine, located in the Las Palmas 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 15, 2018, Sarah Gould submitted a request for review of historic significance of the structure at 428 S San Augustine 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:** 428 S San Augustine is the second house west from the corner of S San Augustine and San Fernando and immediately adjacent to a corner commercial structure (430 S San Augustine). Three of four corner parcels at the intersection have commercial buildings, evidence of the historic neighborhood center that existed here before businesses were pulled east toward S General McMullen Dr. The commercial corners are surrounded by both single- and multi-family residence, illustrative of west side development patterns of residential and commercial structures in close proximity. 428 S San Augustine is an example of a shotgun house, long and narrow with rooms arranged in a line from front to back and a front-gabled asphalt shingle roof. The structure is painted butter yellow with brown trim. The primary façade is approximately 12' across and has an offset door with a single wood window to the left of it. There's also a wood screen door, but staff is unsure whether it is original. There is a covered porch nearly the same width as the house with exposed rafters, two posts, and a wood balustrade and railing with two steps down to the ground. There are four apparent building phases to the structure, one attached to the north side of the original phase and two side-by-side additions beyond that. The original phase of the house is approximately 20' long. On the west façade, there are two intact wood windows, one with its original wood screen. Some clapboard siding has been replaced with what appears to be hardie board, but the majority of the original clapboard remains. The second phase visible on the west side of the structure is flat roofed with clapboard siding. It has a single wood window followed by a door. To the north of that addition is a shed-like structure with two separate doors that appears to be constructed primarily of plywood. The east façade

follows a similar pattern: two wood windows on the first phase, one of which has its original wood screen. It is largely clapboard with some repairs near the foundation made in hardie board. The second phase has a pair of ganged wood windows. The shed-like structure on this faced has a side-gabled roof with a chimney coming out of the roof, presumably used to house the structure's water heater. This phase is constructed of what appears to be hardie board. The yard is enclosed by a hog-wire fence to the east and south with a chain link swinging gate at the southwest corner and chain link along the west edge. Brush along the north edge of the parcel obscures any fencing material.

Character-defining features include:

- The single-bay width of the structure,
- Front-gabled roof,
- Recessed porch with wood balustrade running the full width of the primary façade,
- Wood windows and screens,
- Clapboard siding,
- Front door/window orientation,
- Exposed rafter tails on porch roof,
- Wood detail in the gable peak of the primary façade.

- e. SITE CONTEXT: 428 S San Augustine is the second house west from the corner of S San Augustine and San Fernando and immediately adjacent to a corner commercial structure (430 S San Augustine). Three of four corner parcels at the intersection have commercial buildings, evidence of the historic neighborhood center that existed here before businesses were pulled east toward S General McMullen Dr. The commercial corners are surrounded by both single- and multi-family residence, illustrative of west side development patterns of residential and commercial structures in close proximity.
- f. HISTORIC CONTEXT: The structure at 428 S San Augustine is a single-story clapboard shotgun house with Craftsman influences located in the Las Palmas neighborhood of City Council District 5, built for Gilbert Hernandez c. 1936. Manuel Cerrillo currently owns the property. 428 S San Augustine was lot 19, block 31, of the West Lawn Park Addition Tract No. 2, filed with the City of San Antonio in July 1934 by landowner Clarence W. Fenstermaker. The plat included 15 blocks with 34 lots per block, all of equal size. The plat was bounded by Durango to the north (now W Cesar E. Chavez Blvd), Stephenson Rd to the east (now S General McMullen Dr), to the south by Jewett St, and to the west by San Eduardo. The first West Lawn Park plat, owned by William Fenstermaker, was filed in June 1927 and included 30 blocks with 40 parcels per block. It spanned north to south from West Commerce to Durango (W Cesar E Chavez Blvd) and east to west from Stephenson Rd (S General McMullen Dr) to San Joaquin. Starting in 1936, city directories reflect a fairly even split between owner-occupied and rented homes. The 1936 directory shows solely Spanish surnames along San Augustine (though it did not yet include the second West Lawn Park plat), and the demographic trend continues through the 1950s, with non-Spanish surnames only appearing occasionally along the street and in surrounding neighborhood. This address doesn't appear in city directories until 1955-56, when it is listed as 426 S San Augustine. In 1960, 428 S San Augustine appears as under construction, but historic aerials confirm that the subject structure was addressed 426 S San Augustine until c. 1960 when a structure was built between 424 and 426 S San Augustine. This triggered an address shift so that the new construction became 426 and the existing shotgun became 428. The lot size and shape also support this finding—parcels for 426 and 428 are much thinner than adjacent lots.
- 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; it is a high-integrity, intact shotgun house with reversible interventions.

8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the structure has high cultural integrity as an in situ example housing found in working-class neighborhoods San Antonio and across the south.

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; it is an example of vernacular architecture that primarily housed working-class people in San Antonio, and its proximity to the largely commercial intersection of S San Augustine and San Fernando shows the close relationship between commercial and residential structures in west side neighborhoods.

12: It is an important example of a particular architectural type or specimen; it is an excellent example of a shotgun house in situ. The exterior is in good shape, and the original phase still has its wood

windows and some original wood screens. Some siding has been replaced, but the original clapboard is largely intact.

- 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 should recommend approval for the landmark designation of 428 S San Augustine to the Zoning Commission and to the City Council based on findings a through g.

CASE MANAGER: Jessica Anderson



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 27, 2018

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 428 S San Augustine

1. Application Details

Applicant: Sarah Gould, Westside Preservation Alliance and Esperanza Peace & Justice Center
Type: Request for Review of Historic Significance
Date Received: 15 October 2018

2. Findings

The structure at 428 S San Augustine is a single-story clapboard shotgun house with Craftsman influences located in the Las Palmas neighborhood of City Council District 5, built for Gilbert Hernandez c. 1936. Manuel Cerrillo currently owns the property.

428 S San Augustine was lot 19, block 31, of the West Lawn Park Addition Tract No. 2, filed with the City of San Antonio in July 1934 by landowner Clarence W. Fenstermaker. The plat included 15 blocks with 34 lots per block, all of equal size. The plat was bounded by Durango to the north (now W Cesar E. Chavez Blvd), Stephenson Rd to the east (now S General McMullen Dr), to the south by Jewett St, and to the west by San Eduardo. The first West Lawn Park plat, owned by William Fenstermaker, was filed in June 1927 and included 30 blocks with 40 parcels per block. It spanned north to south from West Commerce to Durango (W Cesar E Chavez Blvd) and east to west from Stephenson Rd (S General McMullen Dr) to San Joaquin. Starting in 1936, city directories reflect a fairly even split between owner-occupied and rented homes. The 1936 directory shows solely Spanish surnames along San Augustine (though it did not yet include the second West Lawn Park plat), and the demographic trend continues through the 1950s, with non-Spanish surnames only appearing occasionally along the street and in surrounding neighborhood.

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3. Architectural Description

428 S San Augustine is the second house west from the corner of S San Augustine and San Fernando and immediately adjacent to a corner commercial structure (430 S San Augustine). Three of four corner parcels at the intersection have commercial buildings, evidence of the historic neighborhood center that existed here before businesses were pulled east toward S General McMullen Dr. The commercial corners are surrounded by both single- and multi-family residence, illustrative of west side development patterns of residential and commercial structures in close proximity.

428 S San Augustine is an example of a shotgun house, long and narrow with rooms arranged in a line from front to back and a front-gabled asphalt shingle roof. The structure is painted butter yellow with brown trim. The primary façade is approximately 12' across and has an offset door with a single wood window to the left of it. There's also a wood screen door, but staff is unsure

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

whether it is original. There is a covered porch nearly the same width as the house with exposed rafters, two posts, and a wood balustrade and railing with two steps down to the ground.

There are four apparent building phases to the structure, one attached to the north side of the original phase and two side-by-side additions beyond that. The original phase of the house is approximately 20' long. On the west façade, there are two intact wood windows, one with its original wood screen. Some clapboard siding has been replaced with what appears to be hardie board, but the majority of the original clapboard remains. The second phase visible on the west side of the structure is flat roofed with clapboard siding. It has a single wood window followed by a door. To the north of that addition is a shed-like structure with two separate doors that appears to be constructed primarily of plywood.

The east façade follows a similar pattern: two wood windows on the first phase, one of which has its original wood screen. It is largely clapboard with some repairs near the foundation made in hardie board. The second phase has a pair of ganged wood windows. The shed-like structure on this faced has a side-gabled roof with a chimney coming out of the roof, presumably used to house the structure's water heater. This phase is constructed of what appears to be hardie board.

The yard is enclosed by a hog-wire fence to the east and south with a chain link swinging gate at the southwest corner and chain link along the west edge. Brush along the north edge of the parcel obscures any fencing material.

Character-defining features include:

- The single-bay width of the structure,
- Front-gabled roof,
- Recessed porch with wood balustrade running the full width of the primary façade,
- Wood windows and screens,
- Clapboard siding,
- Front door/window orientation,
- Exposed rafter tails on porch roof,
- Wood detail in the gable peak of the primary façade.

4. Landmark Criteria

The property meets a number of 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;** it is a high-integrity, intact shotgun house with reversible interventions.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure has high cultural integrity as an in situ example housing found in working-class neighborhoods San Antonio and across the south.
- **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;** it is an example of vernacular architecture that primarily housed working-class people in San Antonio, and its proximity to the largely commercial intersection of S San

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Augustine and San Fernando shows the close relationship between commercial and residential structures in west side neighborhoods.

- **12: It is an important example of a particular architectural type or specimen;** it is an excellent example of a shotgun house in situ. The exterior is in good shape, and the original phase still has its wood windows and some original wood screens. Some siding has been replaced, but the original clapboard is largely intact.

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 428 S San Augustine meets this threshold. Therefore, staff recommends approval of a finding of historic designation for the property at 428 S San Augustine. Further research may reveal additional significance associated with these properties.



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Request for Review of Historic Significance*



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

Proposed Landmark Name (Common Name)

Legal Description

[Property Search](#)

REQUESTER INFORMATION

Name (First and Last)

Organization (if applies)

Mailing Address

E-mail Address

Phone

OWNER INFORMATION

Owner Name

Owner Mailing Address

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

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

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.*

Property Search Results > 1049715 CERRILLO MANUEL S for Year 2018

Tax Year: 2018

Property

Account

Property ID:	1049715	Legal Description:	NCB 8654 BLK 31 LOT 17 & 18
Geographic ID:	08654-031-0171	Zoning:	R-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	426 S SAN AUGUSTINE AVE SAN ANTONIO, TX 78237	Mapsco:	615C5
Neighborhood:	EMMA FREY AREA (ED)	Map ID:	
Neighborhood CD:	95241		

Owner

Name:	CERRILLO MANUEL S	Owner ID:	3117355
Mailing Address:	12825 EDWARDS RD ATASCOSA, TX 78002-3708	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$24,230	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$13,340	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$37,570	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$37,570	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$37,570	

Taxing Jurisdiction

Owner:	CERRILLO MANUEL S
% Ownership:	100.0000000000%
Total Value:	\$37,570

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	

06	BEXAR CO RD & FLOOD	0.023668	\$37,570	\$37,570	\$8.89
08	SA RIVER AUTH	0.018580	\$37,570	\$37,570	\$6.98
09	ALAMO COM COLLEGE	0.149150	\$37,570	\$37,570	\$56.04
10	UNIV HEALTH SYSTEM	0.276235	\$37,570	\$37,570	\$103.79
11	BEXAR COUNTY	0.277429	\$37,570	\$37,570	\$104.23
21	CITY OF SAN ANTONIO	0.558270	\$37,570	\$37,570	\$209.74
52	EDGEWOOD ISD	1.377242	\$37,570	\$37,570	\$517.43
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$37,570	\$37,570	\$0.00
Total Tax Rate:		2.680574			
				Taxes w/Current Exemptions:	\$1,007.10
				Taxes w/o Exemptions:	\$1,007.09

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	454.0 sqft	Value: \$24,230
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	L - WS		1936	454.0
OP	Attached Open Porch	L - NO		1936	36.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.0706	3075.34	0.00	0.00	\$6,670	\$0
2	RES	R/1 Family not Farm Single	0.0706	3075.34	0.00	0.00	\$6,670	\$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	\$24,230	\$13,340	0	37,570	\$0	\$37,570
2017	\$11,380	\$11,620	0	23,000	\$0	\$23,000
2016	\$11,700	\$7,300	0	19,000	\$0	\$19,000
2015	\$11,180	\$6,320	0	17,500	\$0	\$17,500

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/20/2018	SWD	Special Warranty Deed	MENCHACA RICHARD G JR & VASTANO ROSLYN G	CERRILLO MANUEL S	N/A	N/A	20180074836
2	7/31/2013	AFF	Affidavit	MENCHACA STELLA G	MENCHACA RICHARD G JR & VASTANO ROSLYN G	16266	1186	20130161451

2019 data current as of Nov 15 2018 12:44AM.

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.

428 S San Augustine

Built c. 1936 per BCAD, but difficult to confirm. This address doesn't appear in city directories until 1955-56, when it appears as 426 S San Augustine. In 1960, 428 S San Augustine appears as under construction, but staff suspects and historic aerials support that 426 = modern 428 until c. 1960 when a structure was built between 424 and 426 S San Augustine. This may have triggered an address shift so that the new construction became 426 and the existing shotgun became 428. The lot size and shape also supports this theory—parcels for 426 and 428 are much thinner than adjacent lots.

Possibly eligible under:

- Criterion 5 because it's a shotgun (and very intact, at that)
- Criterion 11 as an example of vernacular architecture that primarily housed working-class people in SA
- Criterion 12 because it's a nice example of a shotgun in situ. The exterior is in great shape—two easily discernable additions, but the original phase still has its wood windows and some original screens. There's some replaced siding, but the clapboard is largely intact.

This structure should also be considered in context with the adjacent lot at 430 S. San Augustine, as the pair of structures demonstrates typical Westside land use patterns - the proximity of residential and commercial.





