

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-603
ADDRESS: 430 S San Augustine
LEGAL DESCRIPTION: NCB 8654 BLK 31 LOT 19- 20
ZONING: C-2
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 430 S San Augustine for landmark designation.

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 430 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.**
 1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;**
 2. **Its location as a site of a significant local, county, state, or national event;**
 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 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 October 12, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of the commercial structure at 430 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 430 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:** 430 S San Augustine is a single-story, stucco-clad commercial building located in the Las Palmas neighborhood of City Council District 5. The structure sits diagonally on its corner lot, its primary façade facing the corner of S San Augustine and San Fernando streets. It is setback from S San Augustine to allow for a parking pad in front. 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 residences. The structure is stucco-clad, flat-roofed commercial building that reads as Spanish-style, largely because of the bright colors it's currently painted (red, orange, and yellow) combined with a parapet that steps down along the east and west facades and away from the primary façade. The primary entrance is located on the south side of the building, which is largely painted orange, under an asphalt-shingle canopy with four posts spaced equally along the front edge of the slab porch. The primary entrance is flanked by pairs of barred windows. A hand-painted sign across the light blue parapet reads 735-7245 RIVERA'S MOLINO OPEN 6. The

east side of the structure shows evidence of three phases: the southernmost is stucco-clad with a barred fixed window; and the middle and northernmost phases are CMU. The middle phase has a barred fixed window, and the northernmost phase has a corrugated metal roof with a slight overhang and a barred doorway. The southernmost phase has a hand-painted sign on a red background that reads RIVERA'S MOLINO/BARBACOA MENU DO CHICHARONES CARNITAS. The north side of the structure, which is the rear of the building, has a small barred window and a fryer vent. There are also two smaller unbarred fixed windows. The west side of the structure has two air conditioners tethered to the building. There is evidence of graffiti remediation and/or painting over of signage along the east, south, and west facades.

Character-defining features of the building include:

- The scale of the building in keeping with the dominant one-story development pattern of the structure and other commercial buildings at the intersection;
- The orientation on the parcel, namely engaging both sides of the intersection by orienting the façade diagonally toward the intersection and offset on the parcel to allow for parking;
- The flat roof with parapet that runs the full width of the primary façade;
- The porch and canopy that run the full width of the primary façade;
- The stepped parapets on the east and west facades;
- The high wall-to-fenestration ratio;
- Hand-painted signage on the primary and east facades.

- e. SITE CONTEXT: 430 S San Augustine is a single-story, stucco-clad commercial building located in the Las Palmas neighborhood of City Council District 5. The structure sits diagonally on its corner lot, its primary façade facing the corner of S San Augustine and San Fernando streets. It is setback from S San Augustine to allow for a parking pad in front. 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 residences.
- f. HISTORIC CONTEXT: The structure at 430 S San Augustine is a single-story, stucco-clad commercial building located in the Las Palmas neighborhood of City Council District 5 built c. 1955. Manuel Cerrillo currently owns the property. The address first appears in a San Antonio city directory in 1958 as a vacant property, and it remained vacant until 1963. Beginning that year, it housed a number of community action organizations in quick succession. 430 S San Augustine was lot 20, 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. 430 S San Augustine was very strategically chosen to host social service programs created to assist Tejano, indigenous, and Mexican-American people and migrant workers in San Antonio: the programs served their immediate neighbors. The Bishops' Committee for the Spanish Speaking (later the Bishops' Committee for Hispanic Affairs) was founded in San Antonio in 1945 and occupied the property briefly in 1963. BCSS endorsed the efforts of farmworkers to strike in Texas in an attempt to gain collective bargaining rights. According to an article by the Texas State Historical Association, "Once organized, the BCSS set up religion classes for children, child-care programs, clinics, and community centers on the west side of San Antonio, where Tejanos were segregated" (Teresa Palomo Acosta, *Bishops' Committee for Hispanic Affairs*, accessed 27 November 2018). The group advocated for fair wages, conducted inspections of farm labor camps and reported mistreatment, and (unsuccessfully) advocated against establishment of the Bracero program. In 1967, 430 S San Augustine housed the Westside Education Opportunities center, which worked to support migrant farm workers and their children whose educations were impacted by their employment. From 1968 to 1969, another Catholic Church venture used the building, the San Antonio Neighborhood Youth Center. In a San Antonio *Express* article from 30 May 1965, the program advertised: "Education Centers: The major programs, operating out of education opportunity centers in 430 S San Augustine...will provide education in child care, home management, basic first aid, health education, sewing, literacy, citizenship, make-up education for dropouts and pullouts and general improvement of migrant and seasonal farm worker families." The last social service agency housed in 430 S San Augustine was the Texas Employment Commission, who operated out of the

storefront starting in 1970. The commission had 17 departments and 10 district offices by the time it occupied 430 S San Augustine. TEC was originally founded to collect contributions for benefits to the unemployed but later also added job placement services. The next available business listing at the address was Guerrero Washeteria, included in the 1976 San Antonio City Directory. The property most recently housed Rivera's Molino, a small grocery that advertised *barbacoa*, *menudo*, *chicharones*, and *carnitas*. The building is currently vacant.

- 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):

1: Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; the tenants throughout the 1960s were evidence of advocacy for segregated Tejanos on the west side, the fight for migrant farmworkers' rights, and advocacy for Tejano, indigenous, and Mexican-American people.

2: Its location as a site of a significant local, county, state, or national event; 430 S San Augustine housed a number of social service organizations for Tejano, indigenous, and Mexican-American people and migrant farmworkers during civil rights-era San Antonio, evidence of the city's and country's crusade for equal rights for underrepresented people, specifically Tejano, indigenous, Mexican-American, and Mexican-ancestry [sic] people.

7: Its unique location or singular physical characteristics that make it an established or familiar visual feature; the building is one of three commercial structures on corners that establish the intersection of S San Augustine and San Fernando streets as an historic commercial area.

8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the structure has high cultural integrity. This structure was used for a number of social service organizations in the 1960s because it was (and is) located in a predominately Tejano, indigenous, and Mexican-American neighborhood, which allowed the organizations to embed themselves in the communities they served.

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; for the structure's relationship to the fight for migrant farmworker rights in San Antonio and Texas, to the Catholic Church and its social justice work in the 1960s, to civil rights-era San Antonio, and to the Tejano, indigenous, and Mexican-American communities on the west side and across the city.

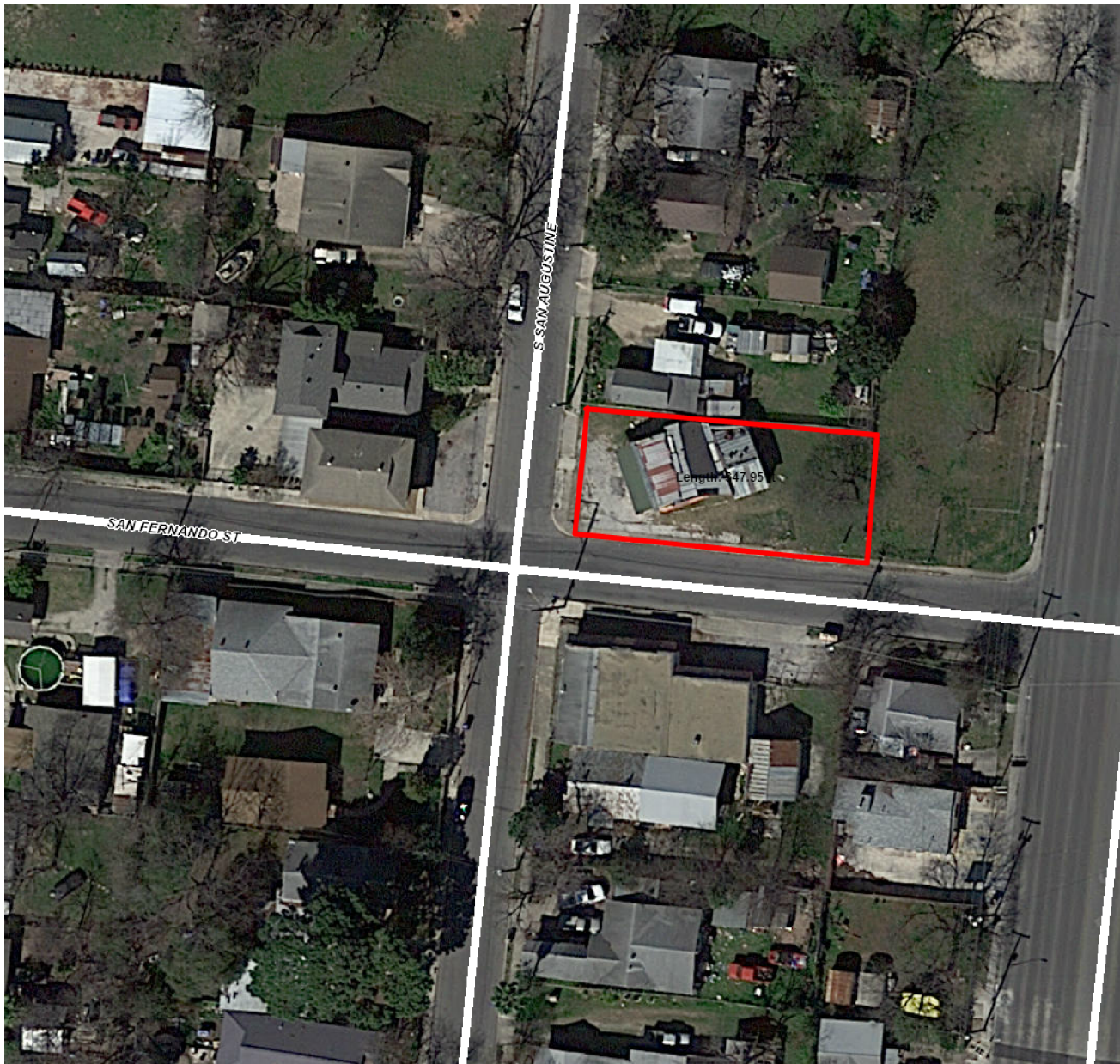
15: It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; the building has been on this site since 1958. Along with the other two commercial structures on corners of S San Augustine and San Fernando streets, it is evidence of the historic neighborhood center that existed here before businesses were pulled east toward S General McMullen Dr.

- 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 430 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: 430 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 430 S San Augustine is a single-story, stucco-clad commercial building located in the Las Palmas neighborhood of City Council District 5 built c. 1955. Manuel Cerrillo currently owns the property. The address first appears in a San Antonio city directory in 1958 as a vacant property, and it remained vacant until 1963. Beginning that year, it housed a number of community action organizations in quick succession.

430 S San Augustine was lot 20, 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. 430 S San Augustine was very strategically chosen to host social service programs created to assist Tejano, indigenous, and Mexican-American people and migrant workers in San Antonio: the programs served their immediate neighbors.

The Bishops' Committee for the Spanish Speaking (later the Bishops' Committee for Hispanic Affairs) was founded in San Antonio in 1945 and occupied the property briefly in 1963. BCSS endorsed the efforts of farmworkers to strike in Texas in an attempt to gain collective bargaining rights. According to an article by the Texas State Historical Association, "Once organized, the BCSS set up religion classes for children, child-care programs, clinics, and community centers on the west side of San Antonio, where Tejanos were segregated" (Teresa Palomo Acosta, *Bishops' Committee for Hispanic Affairs*, accessed 27 November 2018). The group advocated for fair wages, conducted inspections of farm labor camps and reported mistreatment, and (unsuccessfully) advocated against establishment of the Bracero program.

In 1967, 430 S San Augustine housed the Westside Education Opportunities center, which worked to support migrant farm workers and their children whose educations were impacted by their employment.

From 1968 to 1969, another Catholic Church venture used the building, the San Antonio Neighborhood Youth Center. In a San Antonio *Express* article from 30 May 1965, the program advertised:

Education Centers: The major programs, operating out of education opportunity centers in 430 S San Augustine...will provide education in child care, home management, basic first aid, health

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education, sewing, literacy, citizenship, make-up education for dropouts and pullouts and general improvement of migrant and seasonal farm worker families.

The last social service agency housed in 430 S San Augustine was the Texas Employment Commission, who operated out of the storefront starting in 1970. The commission had 17 departments and 10 district offices by the time it occupied 430 S San Augustine. TEC was originally founded to collect contributions for benefits to the unemployed but later also added job placement services.

The next available business listing at the address was Guerrero Washeteria, included in the 1976 San Antonio City Directory. The property most recently housed Rivera's Molino, a small grocery that advertised *barbacoa*, *menudo*, *chicharones*, and *carnitas*. The building is currently vacant.

3. Architectural Description

430 S San Augustine is a single-story, stucco-clad commercial building located in the Las Palmas neighborhood of City Council District 5. The structure sits diagonally on its corner lot, its primary façade facing the corner of S San Augustine and San Fernando streets. It is setback from S San Augustine to allow for a parking pad in front. 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 residences.

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Character-defining features of the building include:

- The scale of the building in keeping with the dominant one-story development pattern of the structure and other commercial buildings at the intersection;
- The orientation on the parcel, namely engaging both sides of the intersection by orienting the façade diagonally toward the intersection and offset on the parcel to allow for parking;
- The flat roof with parapet that runs the full width of the primary façade;
- The porch and canopy that run the full width of the primary façade;
- The stepped parapets on the east and west facades;
- The high wall-to-fenestration ratio;

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- Hand-painted signage on the primary and east facades.

4. Landmark Criteria

The property meets a number of criteria under UDC 35-607(b):

- **1: Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** the tenants throughout the 1960s were evidence of advocacy for segregated Tejanos on the west side, the fight for migrant farmworkers' rights, and advocacy for Tejano, indigenous, and Mexican-American people.
- **2: Its location as a site of a significant local, county, state, or national event;** 430 S San Augustine housed a number of social service organizations for Tejano, indigenous, and Mexican-American people and migrant farmworkers during civil rights-era San Antonio, evidence of the city's and country's crusade for equal rights for underrepresented people, specifically Tejano, indigenous, Mexican-American, and Mexican-ancestry [sic] people.
- **7: Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the building is one of three commercial structures on corners that establish the intersection of S San Augustine and San Fernando streets as an historic commercial area.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure has high cultural integrity. This structure was used for a number of social service organizations in the 1960s because it was (and is) located in a predominately Tejano, indigenous, and Mexican-American neighborhood, which allowed the organizations to embed themselves in the communities they served.
- **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;** for the structure's relationship to the fight for migrant farmworker rights in San Antonio and Texas, to the Catholic Church and its social justice work in the 1960s, to civil rights-era San Antonio, and to the Tejano, indigenous, and Mexican-American communities on the west side and across the city.
- **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 building has been on this site since 1958. Along with the other two commercial structures on corners of S San Augustine and San Fernando streets, it is evidence of the historic neighborhood center that existed here before businesses were pulled east toward S General McMullen Dr.

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.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



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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 > 419776 CERRILLO MANUEL S

Tax Year: 2018

for Year 2018

Property

Account

Property ID:	419776	Legal Description:	NCB 8654 BLK 31 LOT 19- 20
Geographic ID:	08654-031-0190	Zoning:	C-2
Type:	Real	Agent Code:	
Property Use Code:	200		
Property Use Description:	RESTAURANT		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	430 S SAN AUGUSTINE AVE SAN ANTONIO, TX 78237	Mapsco:	615C5
Neighborhood:	NBHD code11590	Map ID:	
Neighborhood CD:	11590		

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:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$34,510	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$11,330	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$45,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$45,840	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$45,840	

Taxing Jurisdiction

Owner:	CERRILLO MANUEL S
% Ownership:	100.0000000000%
Total Value:	\$45,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	

06	BEXAR CO RD & FLOOD	0.023668	\$45,840	\$45,840	\$10.85
08	SA RIVER AUTH	0.018580	\$45,840	\$45,840	\$8.52
09	ALAMO COM COLLEGE	0.149150	\$45,840	\$45,840	\$68.37
10	UNIV HEALTH SYSTEM	0.276235	\$45,840	\$45,840	\$126.63
11	BEXAR COUNTY	0.277429	\$45,840	\$45,840	\$127.18
21	CITY OF SAN ANTONIO	0.558270	\$45,840	\$45,840	\$255.91
52	EDGEWOOD ISD	1.377242	\$45,840	\$45,840	\$631.33
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$45,840	\$45,840	\$0.00
Total Tax Rate:		2.680574			
				Taxes w/Current Exemptions:	\$1,228.79
				Taxes w/o Exemptions:	\$1,228.78

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	998.0 sqft	Value: \$32,580
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
200	RESTAURANT	D - F	CB	1935	998.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$1,050
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - F		1990	100.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$880
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		1990	800.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1406	6125.00	0.00	0.00	\$11,330	\$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	\$34,510	\$11,330	0	45,840	\$0	\$45,840
2017	\$25,570	\$9,430	0	35,000	\$0	\$35,000
2016	\$30,570	\$9,430	0	40,000	\$0	\$40,000
2015	\$31,120	\$8,880	0	40,000	\$0	\$40,000

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

3	5/16/2013	SWD	Special Warranty Deed	RIVERA JORGE J & MARIA F	MENCHACA STELLA G	16111	2072	20130098788
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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.

430 S San Augustine

Eligible under a number of criteria for the following reasons:

- Relationship to migrant farm workers' rights in SA and Texas
- Relationship of the Catholic Church to social justice in the 1960s
- Relationship to the Latinx community in SA
- Relationship to civil rights era SA—worked specifically to educate and find employment for working-class and specifically Mexican-ancestry [sic] people in SA
- Importance to Latinx community on the Westside
- Integrity of location: is on an intersection where 3 of 4 corner lots are/were commercial

This structure housed a number of organizations in quick succession in the mid-1960s that worked to educate, employ, and advocate for Westside residents and underserved people in SA in general.

- Bishops' Committee for the Spanish Speaking (later the Bishops' Committee for Hispanic Affairs): <https://tshaonline.org/handbook/online/articles/icb05>. Endorsed the efforts of farmworkers to strike in Texas in an attempt to gain collective bargaining rights. Organization began at this location, but quickly moved to 6511 San Pedro. "Once organized, the BCSS set up religion classes for children, child-care programs, clinics, and community centers on the west side of San Antonio, where Tejanos were segregated."
- Westside Education Opportunities Center, 1967: worked to support migrant farm workers and their children whose educations were impacted by their employment.
- San Antonio Neighborhood Youth Center, 1968-69: another Catholic Church venture. Sponsored programming to end poverty in SA and to support migrant farmworkers in SA. Worked with support of Youth Job Corps and Texas Employment Commission. In SA Express article, 430 S San Augustine is listed: "Education Centers: The major programs, operating out of education opportunity centers in 430 S San Augustine...will provide education in child care, home management, basic first aid, health education, sewing, literacy, citizenship, make-up education for dropouts and pullouts and general improvement of migrant and seasonal farm worker families." (30 May 1965)
- Texas Employment Commission, 1970-?: est 1963: "By 1960 the commission had ninety-two offices in eighty-one cities and towns and 2,600 employees statewide. In 1970 3,090 employees had added manpower-oriented duties under various federal acts, paid for by the federal government. The Texas Employment Commission had seventeen departments and ten district offices at this time." <https://tshaonline.org/handbook/online/articles/mdt13>

This structure should also be considered in context with the adjacent lot at 428 S. San Augustine, as the pair of structures demonstrates typical Westside land use patterns - the proximity of residential and commercial.



735 7245 RIVERA'S MOLINO OPEN 6

430

RIVERA'S MOLINO
BARRACON MENUDO
CHICKEN ZONTS

RIVERA'S MOLINO

BARBACOA MENUDO CHICHARONES CARNITAS

