

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-196
COMMON NAME: 200 BLOCK OF PEREZ ST
ZONING: UZROW
CITY COUNCIL DIST.: 5
APPLICANT: David Vasquez
OWNER: University Health System / City of San Antonio
TYPE OF WORK: Street name change request from Perez St to Robert B. Green Way
APPLICATION RECEIVED: March 11, 2019
60-DAY REVIEW: May 10, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to change the name of a portion of Perez St to Robert B. Green Way. The proposed portion of the street is bounded to the west by N Frio St and the east by La Trinidad St.

APPLICABLE CITATIONS:

Sec. 6-674. - Commencement of the process for changing the name of a street and/or adding the designation of a memorial name.

- (a) An application to change the name of a street or adding a memorial name designation shall only be filed with the development services department by:
- (1) A member of the city council;
 - (2) The director of development services, if it is determined that the street name change is in the best interest of the health, safety, welfare, and public convenience and safety of the citizens of San Antonio;
 - (3) One of the following located on the subject street:
 - a. A group;
 - b. An agency;
 - c. A business;
 - d. An owner of property; or
 - (4) An officer or authorized representative of a governmental subdivision, agency, or department.
- (b) The official application shall be on a form prescribed by the development services department. A complete application shall consist of:
- (1) The official application form, and
 - (2) Required fees (see section 6-677).
- (c) In addition to the official application, the following shall be submitted:
- (1) The name and address of all owners of property affected by the name change. The applicant shall submit this information for the purposes of official notification. The development services department shall verify the list of owners of property. An incorrect notification list shall cease the case until such time that a correct list is submitted by the applicant.
 - (2) A copy of the complete application shall also be submitted to the Office of Historic Preservation so that a review as provided in subsection 6-675(c) may commence.
- (d) There shall be an application completeness review that shall take no longer than ten (10) business days.
- (e) From the date of the respective city council action, a segment of street that city council has approved for change of name or addition of memorial designation may not be altered for a period of five (5) years.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11; Ord. No. 2017-05-04-0296, § 1, 5-4-17)

Sec. 6-675. - Administrative review.

- (a) The development services department shall distribute copies of the application for review and comment to:

- (1) Every city department.
 - (2) The United States Postal Service.
 - (3) Bexar County.
 - (4) Bexar Metro 9-1-1 Network.
 - (5) Applicable School District(s).
 - (6) City Public Service Energy.
 - (7) San Antonio Water System.
 - (8) BexarMet Water System.
 - (9) Texas Department of Transportation.
 - (10) Any other department or entity the director may determine is appropriate.
- (b) The agencies listed in subsection (a) shall have a review and comment period consisting of no more than ten (10) days. The ten-day review and comment period shall begin the next business day following the completion of the application completeness review. All agency comments shall be addressed by the applicant before placement on any commission agenda. If no comment is received by a reviewing agency by the tenth (10th) day, the application shall be presumed acceptable by that agency.
- (c) During the administrative review of the application, the office of historic preservation shall make a determination whether the current street name affected by the application meets any of the following criteria:
- (1) Names a street within a historic district, whether that be local or the National Register;
 - (2) Names a street wholly within, or a street with a portion within, the original thirty-six (36) square mile boundary of San Antonio;
 - (3) Is the name of a primary arterial as shown on the Major Thoroughfare Plan of the city. Should any of these criteria be found, consideration by the historic and design review commission shall be required before the case can be scheduled for consideration by the planning commission, and any recommendation from those considering bodies shall be forwarded to the city council for their review.
- (d) Staff shall schedule the item for consideration on the next available agenda of the planning commission or historic and design review commission, if applicable, following the completion of the administrative review period.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11)

Sec. 6-676. - Public hearing process for renaming.

- (a) The renaming of streets, including the designation of a memorial name, requires a recommendation from city staff, the planning commission at a public hearing, the historic and design review commission if determined under subsection 6-675(c), and final consideration by city council at a public hearing.
- (b) Not less than ten (10) days before the first public hearing, the development services department shall:
- (1) Mail notice of the public hearing(s) to all owners of real property along the subject street segment as listed in the Bexar County Appraisal District, and registered neighborhood associations within which the subject street segment is located. Notices of public hearing(s) for renaming streets shall contain the following:
 - a. An explanation of the request; and,
 - b. The submitted street name(s); and,
 - c. The general location of the street to be renamed; and,
 - d. The justification for the renaming submittal; and,
 - e. The date, time, and place of the public hearing(s) to consider the new street name(s); and,
 - f. A statement that the meeting(s) shall be open to the public in accordance with the Texas Open Meetings Act and shall provide time for public comment; and,
 - g. Information directing that any written response in favor of or against a submitted name change may be sent to the development services department.
 - (2) Post notice on the development services department's internet website and leave posted throughout the entire public process.
- (c) At the public hearings, the planning commission shall consider the request and make a recommendation on the suggested name(s).
- (d) The planning commission's recommendations and rationales for the recommendations shall be forwarded to the city council for final consideration in accordance with the city council agenda item scheduling procedures.
- (e) Notification of the city council public hearing shall be as prescribed in section 6-676. Should the city council approve the new name(s), the written rationale of the planning commission shall be kept by the city clerk for historical reference.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11)

FINDINGS:

- a. The applicant has proposed to change the name of a portion of Perez St, bordered by N Frio St to the west and La Trinidad St to the east, to Robert B. Green Way. Perez St is located on San Antonio's westside just north of the Cattleman Square Historic District. The street is not a primary arterial, but continues south as N Medina St and is connected to La Trinidad St on the east, both of which are north-south thoroughfares. It is located in the City's original thirty-six square mile boundary, but not in a historic district; it is directly north of the Brady Green Hospital local landmark site. Perez St continues to the west, bounded by Haven for Hope Way to the east and NW 26th St to the west, with another break in between due to Alazan Creek.
- b. HISTORY OF PEREZ ST – The street was established as early as 1873, and has been named Perez St since the mid to late 19th century. The street was most likely named for Lt. Col. Ygnacio Perez, an early settler of San Antonio who served as the Ad-Interim Governor of Spanish Texas in 1816. The family had large land holdings not only within the city, but also a ranch on the Medina River that totaled over 17,000 acres. They were one of the most influential families in early San Antonio history. The Perez family purchased what is now known as the Spanish Governor's Palace in ca. 1806, and Perez resided there at times during his tenure as Ad-Interim Spanish Governor, thus the name Spanish Governor's Palace. Other early settlers and distinguished families such as the Jose Francisco Ruiz family had streets named in their honor in this area. Thus, the Perez Street name is one of the last remaining vestiges of this important chapter of our city's history.
- c. PEREZ ST DEVELOPMENT – Perez Street is also significant as one of the few streets within the area to have retained historic 19th century residential resources: 215 and 219 Perez Street. The two historic structures at 215 and 219 Perez Street are designated local historic landmarks and the only examples of 19th century housing stock to remain in the vicinity. The Jose Maria Gonzales House at 215 Perez Street dates to at least the late 19th century and is one of the few remaining *jacal* structures within San Antonio. The Charles Cuneo House at 219 Perez may have been constructed as early as 1855 (based on deed research) as a single-story stone structure comprising the first floor of the present building but this is not certain. The stone first floor may have been constructed ca. 1870 or later. The house represents a settlement style residence of limestone block construction on the first floor and buff brick on the second. Although nearly obscured by modern development and surface parking lots, the two houses at 215 and 219 Perez Street have survived demolition and represent the last vestiges of the 19th century residential neighborhood that originally comprised the area.
- d. STREET NAME CHANGE – The proposed street name change is from Perez St to Robert B. Green Way. Robert B. Green was born in downtown San Antonio in 1865 and attended the German-English School on S Alamo St and Texas A&M University. He was appointed as a District Court Judge for the Thirty-Seventh District by the Governor in 1893. He was elected County Judge at the turn of the 20th century and was subsequently elected to the State Senate. His senate tenure is largely remembered for his championing of causes for the “common man,” including working conditions for miners. He died in 1907 at the age of 42. Following his death, County Judge James R. Davis led the establishment of Robert B. Green Memorial Hospital, which opened in February 1917. The hospital site is a local historic landmark and was added to the National Register of Historic Places in November 2017 under Criterion A (local level) in the area of Health/Medicine as the public hospital that has serviced Bexar County since its opening.
- e. The applicant has met street name change requirements as outlined in UDC Sections 6-674, 6-675, and 6-676.

RECOMMENDATION:

Staff does not recommend approval of the street name change based on findings a and b. Staff recommends retaining the Perez Street name to retain association with the remaining historic houses on the block, the history of the Perez family, and the history of development on the City's near Westside. Staff recommends that the applicant instead pursue a Memorial Street Name Designation, which does not constitute a formal change, as an alternative.

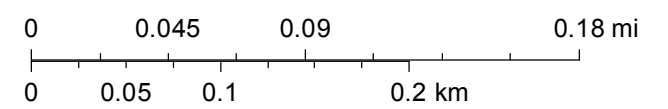
City of San Antonio One Stop

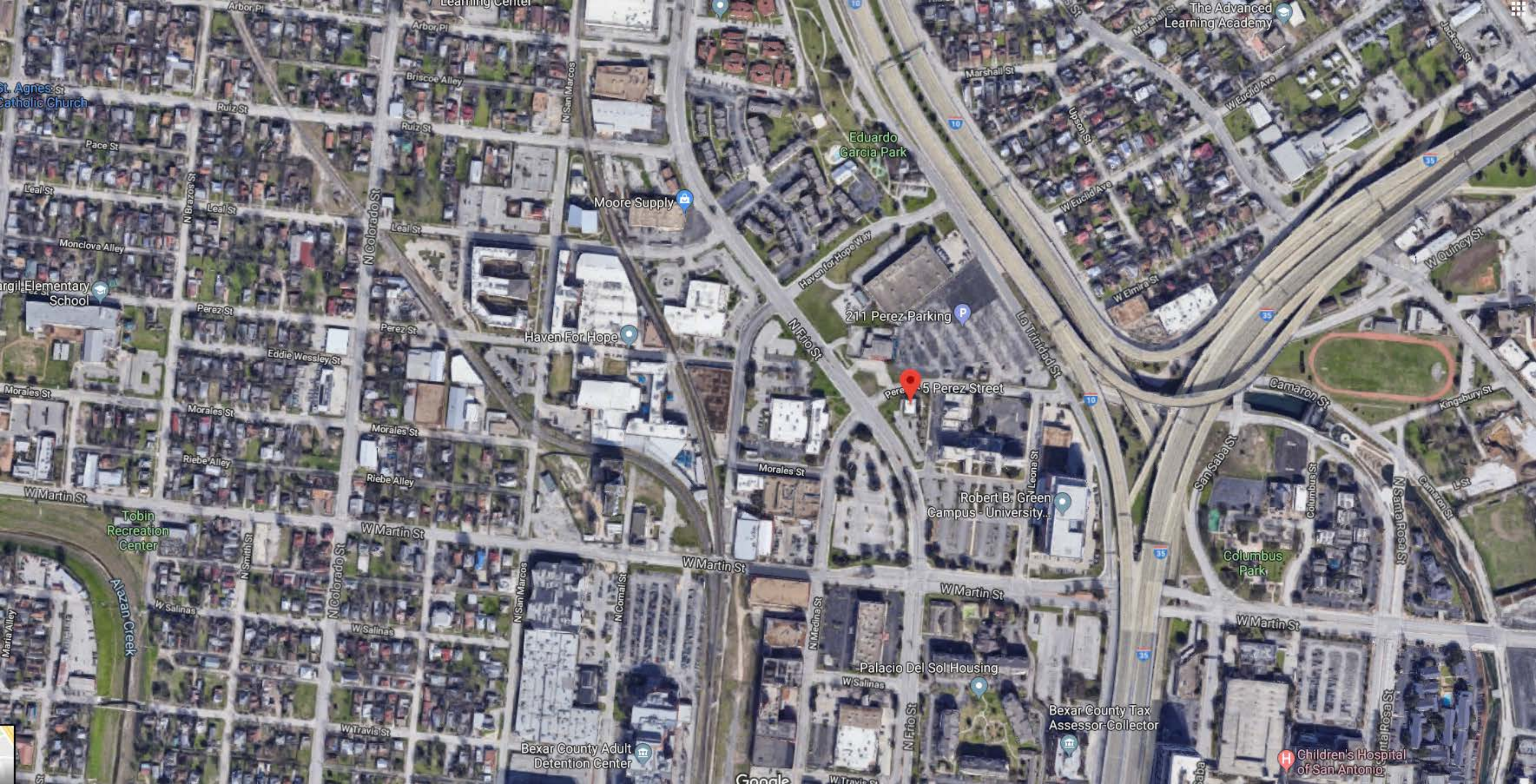


April 9, 2019

BCAD Parcels

1:4,000





SITE PLAN

N. FRIO STREET

PEREZ STREET

BLDG. D

338.70

101°30'01"45.60"

ATTACHMENT I

HDRC Form--Detailed description:

The University Health System (UHS) is requesting a street name change for the 200 block of Perez Street which is bounded on both sides by the Robert B. Green (RBG) Campus. The name change request is to designate it as "Robert B. Green Way".

Robert B. Green was born in the San Antonio, downtown neighborhood of Irish Flats in 1865. A&M Graduate, Lawyer, District Court Judge, County Judge, public servant and visionary, Judge Green's life was devoted to forming and improving the City of San Antonio and Bexar County for all who lived here. Throughout his career he demonstrated an abiding interest in the welfare of the working class and the youth of Bexar County. Unfortunately, Judge Green died in 1907 at the age of 42. However, 10 years later County Judge James R. Davis's Commissioners Court established the city-county funded Robert B. Green Memorial Hospital in recognition of Judge Green's contributions.

In 2017, the RBG celebrated its 100th anniversary of service to the community as a public hospital and medical center. As part of its legacy, the RBG has received both a National Historic designation and Texas historic designation. In addition, the campus is also home to two 19th century locally designated historic structures. They are currently undergoing significant restoration with the assistance and guidance of the OHP and the Conservation Society.

Not only is the RBG an historic site, it is a living landmark and destination point for over 900,000 annual visits. The street name change will not only assist in way finding, it will also be a testament to the service this area of the city has provided to countless generations since the late 1800's and celebrate the contribution of Judge Green and the city-county partnership that heralded health care for all.

Robert B. Green: The Man whose Legacy of Service Continues

Robert B. Green was born in the downtown neighborhood of Irish Flats in 1865. His parents emigrated from Tennessee and his father settled in San Antonio as a lawyer. After the Civil War, the family moved to Mexico City for several years during the Reconstruction period.

Upon return, the family moved to different neighborhoods before settling in Avenue C (now Broadway). Robert attended the German-English school on South Alamo Street. The family lived modestly and all three boys worked odd jobs after school.

Robert was sent to Texas A&M and in his senior year was appointed captain of the Belknap Rifles drill company stationed in San Antonio. He attended law school in Tennessee and was quickly apprenticed to U.S. Senator Coke thus beginning his career in public service.

At the age of 28, in 1893 he returned to Texas having been appointed by the Governor to serve as Thirty-Seventh District Court Judge. During his tenure he was faced with many issues facing the common man. Foremost among them was a lawsuit involving the local Public Service company alleged to have engaged in various monopolistic activities. He ruled against the Company. In his capacity as Judge, Green began to find that many local matters were in need of attention.

He discovered that the County was in deep financial troubles, employees and teachers were paid in script and many services were left wanting especially youth correctional programs. In 1900 he then committed himself to run for County Judge.

He made a commitment to cut his salary until the financial burdens were cleared as well as promises for better roads. He assumed office in 1901 and set to work to keep his promises. He set about with the "Good Roads for Bexar County" bond program for \$500,000.00. This program laid out 197 miles of roads leading out of

the city to connect with other communities. This combined method of efficiency in budgeting and construction practices became a national model for other cities.

His term lasted from 1901-1906. He left the County debt-free. He then was elected to the State Senate. Still nagging him was the treatment of youth offenders who were incarcerated with adults and “further corrupted by that exposure”

While in the Senate he was named to a committee to investigate a US Senator’s allegations of malfeasance. In addition, Green championed the causes of the common man—working conditions of miners, speaking in favor legislation requiring safety provisions. His modest upbringing during his lifetime kept him close to the community he loved. He saw the realities of living and the edges of survival. He kept those perspectives in balance throughout his short and full life of service. Judge Green died in 1907 at the age of 42.

It was this abiding interest in the welfare of the working class and the youth of Bexar County that led then County Judge James R. Davis, whose Commissioners Court is credited with establishing the Robert B. Green Memorial Hospital, the new jointly funded city-county hospital to open in February 1917.

Recommendation

In light of the source of inspiration as well as the service this institution has provided, we recommend that the street be renamed to Robert B. Green to honor both the Judge's legacy and recognize the service provided by this institution.

Summary

Since its opening on San Antonio's near downtown in 1917, the Robert B. Green Hospital has weathered numerous financial crises, wars, epidemics, expansive population growth, and political turmoil. Unwavering community support for this resilient institution has assured that the Green continues to provide Bexar County's indigent population with vital health services 100 years after its founding. The hospital was designated a City of San Antonio Historic Landmark in 1988.

The Robert B. Green Memorial Hospital was named in November 2017 to the National Register of Historic Places under Criterion A (local level) in the area of Health/Medicine as the public hospital that has provided indigent health care to Bexar County residents since its formal opening in 1917.

As a side note, two other historical structures across the street have been restored in honor of the neighborhood's distinctive past.

A Brief History of the Site and Community Service

In January 1866 Bexar County commissioners discussed establishing "a hospital or alms house" that would be jointly funded by the city (2/3) and county (1/3). The facility would be under the "immediate direction and joint supervision of the mayor and county judge."¹ Though a joint committee was appointed in January 1868 to confer on expenses and a site for the proposed facility, little progress was made on this proposal and the hospital did not come to fruition.

It was not until 1885 that a joint city/county committee was appointed to study the idea of building a city hospital with the county's participation. Various committees composed of Mayor James French, his successor Bryan Callaghan, County Judge Charles Wurzbach, and select members of the city council and county commissioners' court discussed the location, funding, and operations of a joint hospital.

The cornerstone was laid for the hospital on February 11, 1886, before a large crowd of public officials. Mayor Bryan Callaghan remarked, "It is an institution which will be the means also of the county and city both saving a great deal of money that they now pay out for their maintenance. It will also, I hope, tend to unite the city and county administrations closely and enkindle among them a kindly feeling."

Upon completion, the local press observed the "appointments of this large establishment are very complete and of the most modern type. It will at present accommodate eighty persons. The city contracted with the Sisters of Charity of the Incarnate Word to run the hospital under the direction of the city physician and a board of management. The hospital was transferred to the sisters on September 15, 1887, but later taken over by the city.

Prevailing thought in the early 1900s was for the city and county to build separate hospitals, each governed by appointed boards rather than share funding of a single hospital as had been the case since the late 1800s. The city cared for emergency and acute cases among the indigent, and the county cared for chronic cases.

In March 1913, the Texas Legislature approved H.B. 355 authorizing commissioners' courts to establish county hospitals. The legislation provided for bond elections and bond issuance to erect these facilities, as well as the assessment and collection of taxes to maintain and operate the hospitals. A Board of Managers appointed by commissioners would provide supervision for the hospital and hire staff. H.B. 355 carefully spelled out details of hospital operation, management, staffing and billings. Citing the existence of tuberculosis throughout the state and the dangers from meningitis and other epidemic diseases, the House rules requiring additional readings were suspended. Approved by the House on March 1 and the Senate on March 26, and bill went into effect in 90 days.²

At the time that H.B. 355 became law, there was still discussion of the two-hospital theory. Both the city and county held bond elections in November 1913. Each ballot contained a proposition for \$125,000 to build a new hospital, and both propositions were approved by voters.

Both Mayor Brown and County Judge James Davis favored construction of a joint hospital, but concerns were raised about whether such an institution would withstand future political differences. On November 5, 1914, the city council and county commissioners approved the establishment of a joint county and city hospital. Architects Atlee B. Ayres and Reuter and Harrington were selected to design the facility, with the city's architect, Henry T. Phelps as an advisor.

On June 15, 1915, city and county commissioners met in a joint session to approve plans and specifications for the Robert B. Green Memorial Hospital, named for the esteemed county judge, district court judge, and state senator who advocated for the underprivileged. The original 1886 hospital was demolished, and the new hospital built on its site.

The contract to build Robert B. Green Hospital was signed with H.N. Jones Construction Company on October 22, 1915. The building was completed by late November 1916.

Between 4,000 and 5,000 visitors attended the public reception held on February 1, 1917 to celebrate the opening of Robert B. Green Memorial Hospital. The consensus was that the hospital was "one of the best and most modern institutions of its kind in the Southwest." The 5-story hospital had a minimum capacity of 170 and was able to accommodate at least 200.

In the days following the public showing, patients were moved to the new hospital from the temporary facility and the Robert B. Green Hospital began serving the indigent of San Antonio and Bexar County.

That structure stands to this day as a testament to the continuous dedicated service as was originally intended. As a side note, other historical structures across the street have been restored in honor of the neighborhood's distinctive past.

Local Historically Significant Structures:

Jose Maria Gonzales House
and
Charles Cuneo House



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

December 18, 2017

COMMON NAME: 215 PEREZ ST 217 PEREZ ST
LEGAL DESCRIPTION: NCB 258 BLK 38 LOT 32 (UHS-DOWNTOWN CAMPUS)
PUBLIC PROPERTY: No
LANDMARK: Gonzalez, Jose Maria - House, Cuneo, Charles - House
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: David Vasquez - 4502 Medical Drive
OWNER: University Health System - 4502 Medical Drive
TYPE OF WORK: Partial Demolition, Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the property. The work will include the removal of walls, doors, windows, and roof for the purpose of reconstruction to match the original form. The property will be stabilized and will match all existing finishes.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 12/18/2017 12:04:54 PM

ADMINISTRATIVE APPROVAL TO: Rehabilitate the property per submitted documentation. The work will include the removal of walls, doors, windows, and roof for the purpose of reconstruction to match the original form. The property will be stabilized and will match all existing finishes.

APPROVED BY: Stephanie Phillips

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 7, 2018

COMMON NAME: 215 Perez
ADDRESS: 211 PEREZ
LEGAL DESCRIPTION: NCB 258 BLK 38 LOT 32 (UHS-DOWNTOWN CAMPUS)
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: University Health System - 4502 Medical Drive
OWNER: University Health System - 4502 Medical Drive
TYPE OF WORK: Repair and Maintenance, Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to restore the existing doors and windows; install new wood windows in the openings. *Cuneo House*

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 3/7/2018 10:00:49 AM

ADMINISTRATIVE APPROVAL TO: 1. Restore the existing doors on the structure; in-kind materials should be used. No changes to the existing door openings is requested or approved at this time.

2. Install new wood windows in existing openings on the structure. New wood windows will be installed in a manner to match the profile of a historic wood window; should be inset approximately 2-3 inches. No changes to the existing openings is requested or approved at this time.

APPROVED BY: Katie Totman

Shanon Shea Miller
Historic Preservation Officer



SAN ANTONIO CONSERVATION SOCIETY

November 12, 2018

University Health System
David Vasquez
4502 Medical Dr.
San Antonio, Texas 78229

Re: Grant Application for Charles Cuneo House - 219 Perez St.

Dear David Vasquez:

At its meeting on November 7, 2018, the Board of Directors of the San Antonio Conservation Society approved a Building Grant in the amount of **\$9,865** for the stone stabilization work located at the Charles Cuneo House - 219 Perez St.

This grant is awarded with the understanding that the recipient is responsible for payment of any additional balance for the work to be performed or completed. It is further understood that the Society's Restoration Manager, Ron Bauml, will meet with you and your contractor for a preliminary consultation prior to the commencement of any work that is the subject of this grant. Please contact Mr. Bauml at 210-224-6163 to schedule this meeting.

The Building Grants Program operates on a reimbursement basis. Funds will be disbursed as phases of the work are completed and as copies of paid receipts and cancelled checks are received. The Conservation Society reserves the right to inspect and approve the project prior to payment. This grant will **expire December 31, 2019, and no extensions are available**. Please note that a small yard sign indicating the Society's participation will be erected during the period of restoration.

Please acknowledge acceptance of the grant awarded by **signing this letter where indicated and returning it to our office in the enclosed envelope**. Also included is a Request for Reimbursement form. If you have any questions regarding your grant, please contact the Society office at 224-6163. Congratulations and best wishes on your project.

Yours truly,

Susan Beavin
Susan Beavin
President

Margaret Winn
Margaret Winn
Building Grants Chair

ACCEPTED: _____

107 KING WILLIAM STREET • SAN ANTONIO, TEXAS 78204-1312 • 210/224-6163 • FAX: 210/224-6168

Enclosure

The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, places and customs, relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited regional values.

215 and 219 Perez Street

These houses stand on land that was part of the original City Lot 36, which was sold by the city government to G. T. Howard in 1850. Howard, who had purchased several of these tracts, sold City Lot 36 to Domingo Dias in 1852. Dias in turn gave the property to his daughter Candida, who subdivided the land and sold it in lots of varying sizes during the next three years. Two of Candida's deeds specifically mention extant structures, although there may have been more. There was no mention of a house standing on either of the lots under discussion; therefore we must assume that both houses were built after Candida sold the land.

215 Perez

The lot on which 215 Perez stands was half of a larger lot sold by Candida to her stepmother, Monica Flores y Dias, in August of 1855. The following year Monica Flores divided the lot and sold this portion to Francisco Paulo Villasanos (also written Francisca Paula Villasana) for \$50. Again, no house was mentioned. Villasanos sold the land, again probably without a house, in January of 1857 for \$45 to Nestora Castellano.

Members of the Castellano family lived or owned property in the area. Joseph Woeltz, who lived at 713 North Frio Street and operated a grocery and saloon at the corner of N. Frio and Perez Streets, purchased two lots from Jesus Castellano in 1905. It is not known if Nestora Castellano and her immediate family lived in the house that was built here, but several Castellano brothers lived near this location, according to the 1877 and 1879 City Directories.

In 1878 Nestora Castellano's children and heirs sold this house and lot to Paula Castellano y Gonzales for a total of \$50. Paula was married to Jose Maria Gonzales, who was listed as one of the five heirs of Nestora Gonzales. Jose Maria Gonzales was a stonemason, according to the 1903 directory, as were several Castellano brothers listed in earlier editions of the city directory. The Castellanos were all employed by the prominent San Antonio builder, J.H. Kampmann.

In 1881 Jose Maria Gonzales was listed as living on the north side of North 5th Street (Perez Street) between West 2nd and 3rd (this location). In 1883 he was living on another street, but by the 1885 edition of the City Directory he was back on this block. From 1903 until 1910 his address was given as 215 Perez Street.

In 1910 Jose Maria and Paula Castellano Gonzales sold the house to Carlotta G. Ruiz for \$850. It is not known if she was their daughter. Carlotta's husband Eugenio was a farmer, and they did not live in this house. Nor, for a time, did their son Ernesto, who was the next owner. The property stayed in the Ruiz family for about fifty years. During the 1920's little houses were built at the rear of the property, and all the buildings were rented out. This house remained rental property until the end of the Depression, when Ernesto Ruiz and later his widow Teodora lived in this

house and continued to rent the houses at the rear. Her son Eugene eventually occupied the property.

The construction of the house at 215 Perez is a method used for poorer homes which was once fairly common in San Antonio, but few examples of it remain today. Posts of cedar or other wood were used to form the corners and main supports of the house. Rough horizontal slats were nailed across these, and the walls were filled with clay. Stucco or plaster finished the outside walls. This appears to be the technique described in "American Congo" and quoted in *Gone With the Wind* by Willard B. Robinson. (attached) In addition, the Mexican palisado houses once prevalent in San Antonio were sometimes finished externally in the slat and chinked manner of this house. Several photographs in the Grandjean collection at the DRT Library show houses finished in the same manner as 215 Perez.

219 Perez

The lot on which 219 Perez stands was sold by Candida Dias to Feliz or Felix Flores in 1855. The lot fronted 20 varas (about 55 feet) on Perez Street, which was then called North 5th Street. Flores may have been a relative of Candida's stepmother, Monica Flores. Feliz Flores sold the property in November of that year to Maria Antonia Veremendi y Sierra for \$25, "together with the house and improvements". The house may have been a one-story stone structure, the first floor of the present building. However, it is also possible, especially in view of the nature of other houses in the area mentioned in contemporary deed records, and with a purchase price of only \$25, that the house was a ruder affair, perhaps a jacal or palisado house.

Maria Antonia and her husband Antonio Sierra owned this property for fourteen years. Whether they lived here themselves or rented it out is not known. They sold the property in August of 1869 to Reverend Francis Bouchu for \$350. Bouchu was a priest at San Fernando Cathedral, who lived for a time at Mission Espada and worked to rebuild some of the walls there. Bouchu owned several pieces of rental land in San Antonio as well as some property in the former Mission Espada lands. Bouchu kept 219 Perez for two years, undoubtedly renting it to tenants, and then sold it to Leonard Garza. Garza was a well-known real estate dealer and land agent. He too used this property for rental income, selling it after several years to Francis Guilbeau, a prominent merchant. Guilbeau's estate sold the property two years later to Michael Villemain, a drayman who lived on North Flores Street and also used this house for rental income. Around 1910 the house for a time belonged to the banking firm of Daniel Sullivan & Co.

A search of the City Directories since 1903 has failed to reveal that any of the owners since that time has actually lived in the house. This house appears to have always been used for rental income. It is not known when the brick upper floor of the house was added. If the stone first floor the house was not built in 1855 or 1856 by either Feliz Flores or the Sierras, then it probably was constructed around the time that Boucher or Garza owned the property. The brick second floor may have been added by any of

the owners during the last quarter of the 19th century or the first decade of the 20th.

REFERENCES

Bexar County Deed Records K1:588, K1:591, N2:386, N2:387, O1:412, 11:172, 340:130, 1148:259, N1:487, N1:488, V1:201, W1:386, 8:303, 16:456

Koch, Augustus, Bird's Eye View of San Antonio, 1886

Robinson, Willard B., Gone From Texas, Texas A&M University Press. p. 18.

San Antonio City Directories

San Fernando Church Marriage Records B-103, C-39

2017



2017

NO
PARKING
ANYTIME
TOW AWAY ZONE
→

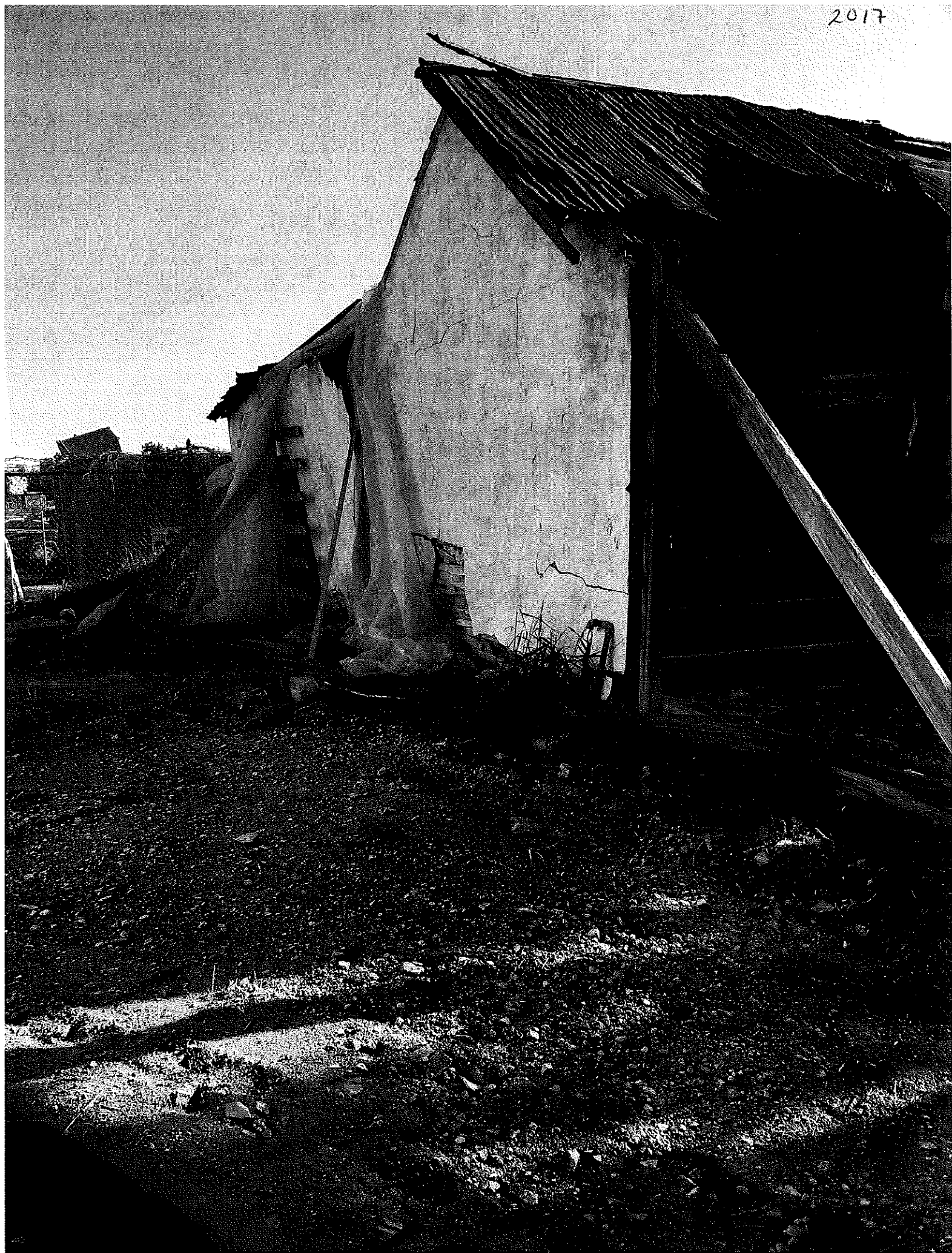
21



2017



2017



UNIVERSITY HEALTH SYSTEM HISTORIC DESIGN

PLANT LEGEND

... NATIVE SEED
'THUNDERBOLT'

1 'DESERT MUSEUM'
PALOVERDE

5 MOUNTAIN LAUREL

1 MEXICAN OLIVE

14 ESPERANZA

4 BOUGAINVILLEA
'HOT PINK'

3 CROSSVINE
'TANGERINE BEAUTY'

2 RED MUCCA

6 LINDHEIMER
MUHLY GRASS

DESIGN BY:

BRAD WIER
HEATHER GINSBURG

9 AUGUST 2018

'DESERT MUSEUM'
PALOVERDE

MT. LAUREL

UTILITY GATE

MT. LAUREL

MT. LAUREL

BOUGAINVILLEA

MT. LAUREL

MX.
OLIVE

UTILITY DRAINING AREA
(AGGREGATE
SMALL WHITE GRAVEL)

LARGE SLAB
FLAGSTONE PATIO

RED MUCCA

PATH

FUTURE
HERB/BUTTERFLY
GARDEN

LIME-GREEN CHOP BLOCK
BORDER

SEED DISTURBED AREAS
'THUNDERBOLT'

LINDHEIMER MUHLY

LARGE SLAB
FLAGSTONE
PATH/PATIO

LINDHEIMER MUHLY

RED MUCCA

PORCH

SEED DISTURBED AREAS
'THUNDERBOLT'

ESPERANZA

BOUGAINVILLEA

CROSSVINE

FUTURE
PATH

BOUGAINVILLEA

PEDESTRIAN
GATE

EX.
LAMP POST

PRESERVE
EX. GRAPE
MYRTLE

PRESERVE
EX. MESQUITE

EX.
HACKBERRY
(PRUNE AS
NEEDED TO
CLEAR BUILDING)

← PEREZ STREET →

2018



25

2018



216

2018



27

2018



28



2018

29

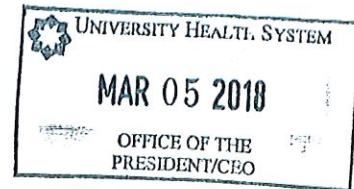
100
YEARS ★
EST 1917

On February 2, 1917, the Robert B. Green Memorial Hospital
in downtown San Antonio officially opened its doors.
And with the admission of that first person in need of medical care,
so began the mission of what is today University Health System —
a nationally recognized academic health system.

TEXAS HISTORICAL COMMISSION
real places telling real stories

February 28, 2018

George B. Hernandez, Jr.
President/CEO
4502 Medical Drive
San Antonio, Texas 78229



RE: Robert B. Green Memorial Hospital
903 West Martin Street
San Antonio, Bexar County, Texas
February 13, 2018

Dear Mr. Hernandez:

Congratulations! The National Park Service listed your property in the National Register of Historic Places on the date referenced above. As the nation's official list of historically significant properties, National Register listing denotes that your property is especially worthy of preservation. Your property joins some 3183 properties in Texas with this designation.

Various historic preservation programs may be available to aid in the preservation of your property, including investment tax credits for certain income producing properties. Although funding is limited, grants may also be available to aid in the further preservation of your property. For more information regarding grant programs, contact the THC's Division of Architecture at 512/463-6094.

Thank you for all your efforts to recognize this historic property. Your continued interest in the preservation of Texas' heritage is greatly appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Mark Wolfe".

Mark Wolfe
State Historic Preservation Officer

Enclosures



TEXAS HISTORICAL COMMISSION

Official Texas Historical Markers

Sponsorship Fee Invoice

RE: Robert B. Green Memorial Hospital County: Bexar Marker: 19BX02

Marker Size: 18" x 28" with post Total Due: \$1,175.00

The commissioners of the Texas Historical Commission have reviewed and approved your application. Payment for sponsorship of the marker is due in our office on or before March 15, 2019, 5p.m., CST

Please Note:

- Inscriptions will be written in the order that payments are received.
- We will not accept multiple payments for one marker, only one form of payment please. Multiple checks will not be accepted.
- If overnighting mail, please send by UPS or FedEx to: 105 W. 16th St. Austin, TX 78701.
- If payment is not received by the date above, the application will be cancelled. We are not able to give any extensions. You may reapply during the next marker application period. We apologize for any inconvenience this may cause.

Billing Information (must be completed even if paying by check)

Name: _____

Address: _____

City: _____ Zip: _____

Phone (with area code): _____

☐ Payment enclosed (make check payable to the Texas Historical Commission)

OR

☐ Bill to credit card (only VISA or MC accepted) _____ Visa _____ Master Card

Card Number: _____

Name as it appears on credit card: _____

Exp. Date: _____ Security Code: _____

Signature: _____

Fill out the form, print it, sign it if billing to a credit card and return via postal mail only to the address noted below. THC Staff Services will run credit card payments in batches using a state approved payment processing program. "THC Virtual Austin" will show as the Merchant Name on your credit card statement once the payment has been processed. DO NOT SEND THIS FORM VIA EMAIL.

Texas Historical Commission
History Programs Division
P.O. Box 12276, Austin, Texas 78711-2276
Phone 512/463-5853
www.thc.state.tx.us



TEXAS HISTORICAL COMMISSION
not place: telling not stories

8089040
Chk # 538597
\$ 1175.00


Detach at Perforation Before Depositing Check

No. 538597

Check Date: 02/12/2019

TEXAS HISTORICAL COMMISSION, PO BOX 12276, AUSTIN

TX 78711, UNITED STATES OF AMERICA

	Gross Amount	Discount Amount	Net Amount Paid
CREQ0219 02/05/19 SPONSORSHIP FEE INVOICE RE: ROBERT B. GREEN MEMORIAL HOSPITAL COUNTY: BEXAS MARKER: 19BX02  8089040	\$1,175.00	\$0.00	\$1,175.00
Totals	\$1,175.00	\$0.00	\$1,175.00

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