

HISTORIC AND DESIGN REVIEW COMMISSION

June 3, 2020

HDRC CASE NO: 2020-204
COMMON NAME: Proposed Rinconcito de Esperanza Historic District
ADDRESS: 812 S COLORADO ST
816 S COLORADO ST
1024 EL PASO ST
LEGAL DESCRIPTION: NCB 2440 BLK 2 LOT 11
NCB 2440 (EL RINCONCITO SUBDIVISION), BLOCK 2 LOT 19
NCB 2440 BLK 2 LOT S 8.7 FT OF 15
ZONING: MF-33, IDZ
CITY COUNCIL DIST.: 5
APPLICANT: Sarah Zenaida Gould, Esperanza Peace & Justice Center
OWNER: ESPERANZA PEACE & JUSTICE CENTER
TYPE OF WORK: Historic district designation

REQUEST:

The applicant is requesting approval for a historic designation of the Rinconcito de Esperanza Historic District and a recommendation for approval to the Zoning Commission and to the City Council. The proposed district includes eleven structures across three parcels on the east side of S Colorado St between Guadalupe and El Paso streets.

APPLICABLE CITATIONS:

UDC Section 35-453. - Permits Affecting Property Recommended by the Historic Design and Review Commission for Historic Designation.

- (a) Applicability. When an application is made on a building, object, site or structure recommended by the commission for designation as a historic landmark or of a building, object, site, structure or unimproved land located within an area recommended by the commission for designation as a historic district, the applicant shall follow procedures outlined in this subdivision until the final disposition of the recommendation by city council.
- (b) Initiation. The applicant may apply to the commission for review of a proposed project prior to final city council action on the designation request.
- (c) Completeness Review. The historic preservation officer shall review the application in accordance with section 35-402 of this chapter. The appellate agency for purposes of completeness review (see subsection 35-402(c) of this chapter) shall be the historic and design review commission.
- (d) Decision. The commission shall review the application using criteria set forth in this section and shall follow all regulations and procedures used to review historic landmarks and properties in historic districts. Certificates may be issued following commission approval. Should the commission deny the applicant's request, the applicant may appeal to city council following procedures in this subdivision.
- (e) Approval Criteria. The city council may authorize issuance of a certificate on a resource recommended by the commission for designation if, by formal resolution, it deems the certificate necessary for public health, welfare, or safety.
- (h) Scope of Approval. Should the city council fail to designate the recommended building, object, site, structure or cluster as a historic landmark or the recommended area as a historic district, the director of planning and development services shall issue permits requested providing all City Code requirements are met.

UDC Section 35-607 – Sec. 35-605. - Designation Process for Historic Districts.

- (b) Processing Applications for Designation of Historic Districts.
 - (1) Initiation. Any person owning property within the proposed area, the historic preservation officer, the historic and design review commission, the zoning commission or the city council may initiate a historic district designation by filing an application with the historic preservation officer. Properly submitted applications shall remain valid for one (1) year from the date it is deemed complete and thereafter shall be expired. Requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed applications shall be returned to the office of historic preservation for review and processing as applicable. To the extent that this paragraph 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.

In addition to any other conditions established by section 35-605, applications for historic designation shall meet the following criteria:

- A. Informational Meeting and Notice. Provided that the historic preservation officer agrees that the proposed area indicated in the application is appropriate for designation, the office of historic preservation staff shall hold at least one (1) public meeting to provide information to property owners in the proposed designation area regarding the application and historic designation process. Prior to the required public meeting, the historic preservation officer shall send notice by mail of the receipt of an application for a proposed designation to the owner or owners of property within the proposed historic boundary as well as stating the purpose, date, time and place of the public meeting. This notice shall be in addition to notice given prior to public hearing as set forth under the city's zoning code. The historic preservation officer shall also send notice of the public meeting to any registered neighborhood associations located within the proposed district boundary.
 - B. Owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they would like for the historic preservation officer to consider for designation as non-contributing to the historic district. Such submission shall be treated in accordance with section 35-619.
- (2) Completeness Review. See section 35-402 of this chapter. For purposes of this section and subsection 35-402(c), the historic preservation officer is the administrative official with original jurisdiction to review applications and submitted written support for completeness.
- (3) Decision. Following an informational meeting and notice of the receipt of an application for a proposed designation, the historic preservation officer shall provide a mailed ballot to the owner or owners of property within the proposed historic boundary. When the historic preservation officer has received verifiable written support from the owners of at least fifty-one (51) percent of the properties within the proposed historic district boundary, the historic preservation officer shall forward the application to the historic and design review commission for a public hearing and recommendation. The historic preservation officer shall not accept written support for an expired application, however, previous support that is verifiable may be resubmitted to support a new application. Property ownership shall be verified utilizing the last certified tax rolls of the appropriate county tax assessor collector for the proposed area. For purposes of calculating the support of fifty-one (51) percent of the property owners, each property as listed on the tax rolls shall be counted individually, regardless of whether an individual or group owns multiple properties within the proposed area. Properties owned by governmental entities shall not be counted in the fifty-one (51) percent support requirement, although their written preference may be submitted to any board, commission or to city council for their consideration. Additionally, for properties owned by more than one (1) party, only one (1) property owner need submit written support in order for the historic preservation officer to count the property in the calculation. The historic preservation officer shall notify all property owners within a proposed historic district boundary of the date, time, place and purpose of the historic and design review commission hearing at least thirty (30) days prior to the historic and design review commission hearing on the historic district designation. The historic and design review commission shall make its recommendation for either approval or denial within thirty (30) days from the date of submittal of the designation request by the historic preservation officer. Upon recommendation of the historic and design review commission, the proposed historic district designation shall be submitted to the zoning commission with the historic and design review commission recommendation. 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's recommendation to be held within forty-five (45) days of receipt of the historic and design review commission's recommendation and shall forward its recommendation for either approval or denial to the city council. The city council shall schedule a hearing to be held within forty-five (45) days of its receipt of the zoning commission's recommendation. The city council shall review and shall approve or deny the proposed historic district. Upon passage of any ordinance designating an area as historic, or removing the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

- (c) Historic District Guidelines. The city council may, from time to time, designate specific guidelines for particular historic districts. The designation shall include the formal name of the district, a legal description of the boundaries of the district, and a cross-reference to the design guidelines.

UDC Section 35-607 – 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;**
 - 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
 - 9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;**
 - 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.**

FINDINGS:

- a. The request for historic district designation was submitted by the property owner of all three parcels contained within the proposed boundary on April 28, 2020.
- b. SUMMARY: The proposed district contains 11 small structures on three adjacent lots at 812 S Colorado St, 816 S Colorado St, and 1024 El Paso St. The Rinconcito is a visible reminder of an earlier era when working-class families built multiple small homes on a single lot in order to make ends meet. The majority of the structures at the Rinconcito date from the turn of the century to the 1930s, with one concrete block addition dating to the late 1950s and one compressed earth block structure built in 2017 to represent the history of adobe in San Antonio. All of the lots at the Rinconcito de Esperanza are owned by the Esperanza Peace & Justice Center. UDC Section 35-607 (a) states that historic districts must meet at least three of the designation criteria. The proposed Rinconcito de Esperanza Historic District meets criteria 1, 3, 9, and 11. All structures included in the proposed boundary are contributing.
- c. BACKGROUND: The applicant requests approval for historic district designation for the Rinconcito de Esperanza Historic District and a recommendation for approval to the Zoning Commission and to the City Council for historic zoning designation.
- The proposed district will include three parcels on the east side of S Colorado Street between El Paso and Guadalupe streets.
 - On May 18, 2020, OHP mailed notification of an information meeting, required by the UDC and held May 20, 2020, as part of the meeting of the Historic and Design Review Commission to present the review process and answer any questions property owners had.
 - On May 27, 2020, staff of the Office of Historic Preservation received and verified 3 return notices or 100% of property owners within the proposed boundary that are in support of designation. In accordance with the UDC, staff has forwarded the application to HDRC for review.
- d. SITE CONTEXT: The Rinconcito de Esperanza (Little Corner of Hope) Historic District consists of 11 structures on three adjacent lots at 812, 816, and the former 820 S. Colorado Street (now 1024 El Paso St) in San Antonio's historically majority working class Mexican American Westside neighborhood. Representative of the once dense massing prevalent on the Westside, the extant lots formerly included 808, 812, 816, 818, 820, 822, and 824 S. Colorado Street. The majority of the structures at the Rinconcito date from the turn of the century to the 1930s, with one concrete block addition dating to the late 1950s and one compressed earth block structure built in 2017 to represent the history of adobe in San Antonio. The property at 812 S Colorado is designated as a local landmark.

- e. **HISTORIC CONTEXT:** The northern most lot consists of seven small residential structures including a shotgun house and the Green House, a folk Victorian residential home dating to approximately 1906, and which has retained its original foot print since construction. At 816 sits the Casa de Cuentos, a folk Victorian house that dates to the 1920s. It has served as a home and as a small business, including Torres Grocery (1938–48) and three different dry cleaners (1951-63). In 1994, Emilia Sánchez owned the house and was known for taking care of the poor of the neighborhood. Community members called the house La Casa de Misericordia. The Esperanza Peace & Justice Center, a social justice and arts organization, purchased the house in 2001 and has since operated the Casa de Cuentos as a community gathering space. Behind Casa de Cuentos is the Casita. At only 200 square feet, this 1920s Casita is an example of a typical poor Westside family’s home during that era. The casita remains without a bathroom both to preserve the earlier layout and serve as a reminder of the how many Westside families lived in the past. The former 820 (now combined with 816) is home to Ruben’s Ice House. This structure began with the southern wooden half of the building, which dates to the 1930s. It was transformed from a home to the M & E Grocery Store (named for Manuel and Elida Reyes) around 1950. About 1959, owner Mr. Reyes added the concrete block addition where he operated Ruben’s Ice House (named after his son), a longtime community gathering space that closed in 1987. The newest structure at the Rinconcito is the MujerArtes Adobe Studio. This “green” compressed earth block (adobe) structure, the first to be built in the Westside in a century, was completed in 2017. The building is a long rectangle that sits along the eastern edge of the combined 816 & 820 lots.
- f. **ARCHITECTURAL ASSESSMENT:** The Rinconcito is a visible reminder of an earlier era when working-class families built multiple small homes on a single lot in order to make ends meet. While just twenty years ago this massing could be seen all along the 800 block of S. Colorado, today vacant lots surround the Rinconcito.
- g. **EVALUATION:** As referenced in the applicable citations, the Rinconcito de Esperanza Historic District meets UDC criteria [35-607 (b)1], [35-607 (b)3], [35-607 (b)9], and [35-607 (b)11] for a finding of historic significance in the process of seeking designation as a local historic district. In order to be an eligible historic district, at least two properties must meet at least three of the criteria; Rinconcito de Esperanza Historic District meets four.
- **1: Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** as a group of residential structures embodying characteristics of a variety of architectural styles and vernacular forms that would have been common to the surrounding neighborhood but have since been demolished.
 - **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** as a home to Westside businesses and community organizations that have served the neighborhood since the 1920s, including the Reyes family who operated a grocery store and later an ice house here for over fifty years.
 - **9: Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;** the historic district consists of three adjacent lots where the remaining structures retain their historic footprints. The dense massing is representative of the historic development pattern when working class families built multiple small homes on a single lot in order to make ends meet.
 - **11: It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** the Rinconcito de Esperanza Historic District is home to both structures and institutions that perform essential work toward preserving the intangible cultural heritage of the Westside community in which it is embedded.
- h. If the HDRC concurs that the proposed district meets criteria and is eligible for designation and recommends the historic district designation for the Rinconcito de Esperanza Historic District, then their recommendation shall be submitted to the Zoning Commission. Once the Zoning Commission makes their recommendation, it will be submitted to the City Council. The City Council shall review and shall approve or deny the proposed historic district.
- i. Per UDC Sec. 35-453, once the HDRC makes a recommendation for designation, property owners shall follow the Historic and Design Review Process before permits can be issued, until a final resolution from City Council. Written approval (a Certificate of Appropriateness) must be obtained for any exterior work.
- j. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.

- k. The City also offers a Substantial Rehabilitation tax incentive. After substantial rehabilitation of a historic property, the property owners may choose one of two tax incentives, including having the city property taxes frozen for 10 years at the pre-rehabilitation value, or paying no city property taxes for the first five years, and for the next five years, city property taxes are assessed at the value that is 50% of the post-rehabilitation assessed value.

RECOMMENDATION:

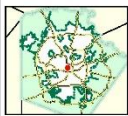
Staff recommends approval for designation of the Rinconcito de Esperanza Historic District and a recommendation for approval to the Zoning Commission and to the City Council based on findings a through g.

CASE MANAGER:

Jessica Anderson

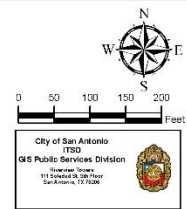


CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION



Proposed Rinconcito de Esperanza Historic District

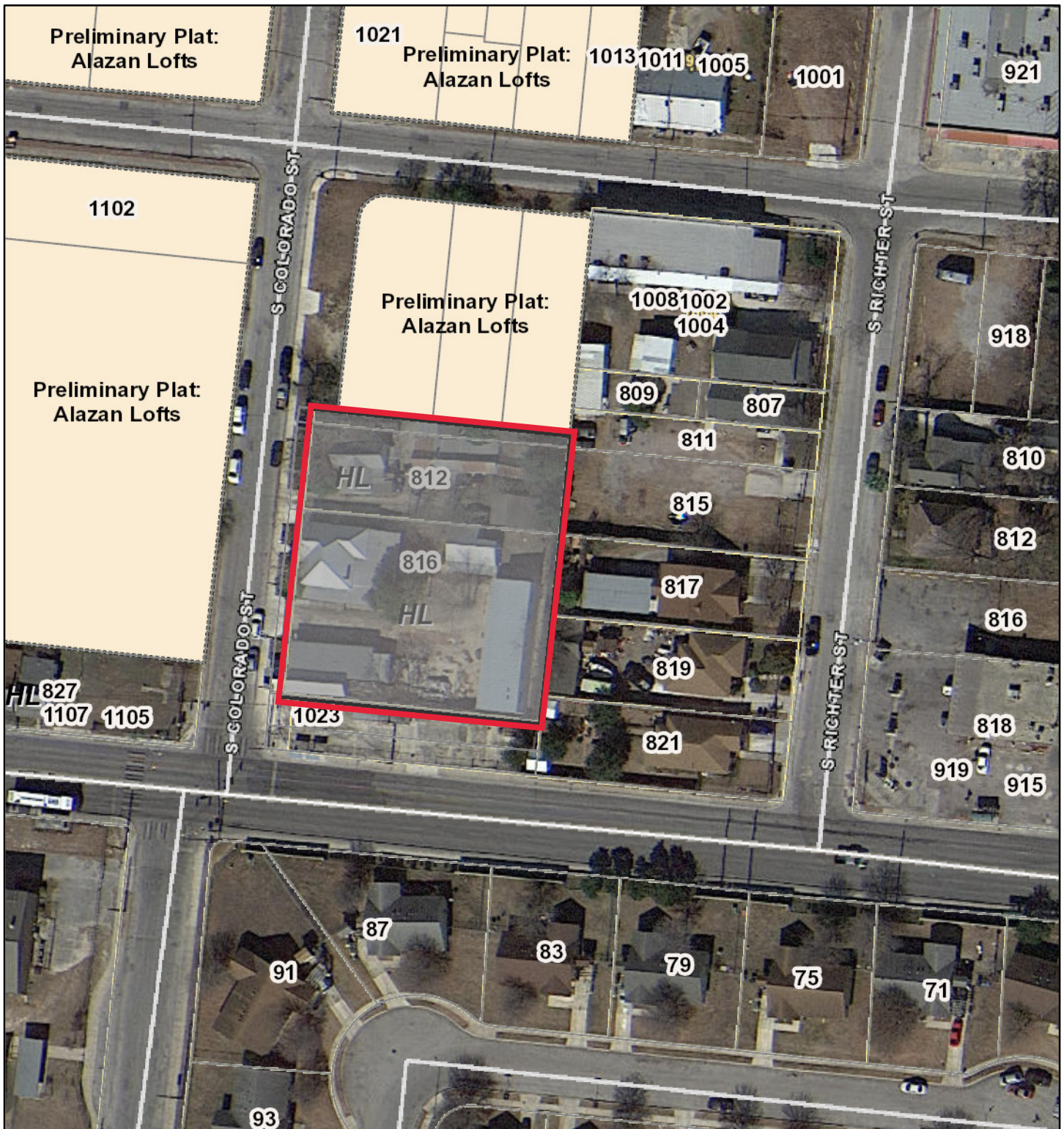
City of San Antonio
Office of Historic Preservation
111 San Antonio St., Suite 100
San Antonio, TX 78204
Phone: 210.207.0199
Fax: 210.207.0199
Email: ohp@sanantonio.gov
Website: www.sanantonio.gov/ohp
Map Last Revised: 10/2016
PDF Filename: Rinconcito de Esperanza.pdf



1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • ohp@sanantonio.gov • www.sanantonio.gov/historic

City of San Antonio One Stop



May 26, 2020

drawGraphics_poly



User drawn polygons

CoSA Addresses



Community Service Centers



Pre-K Sites



CoSA Parcels

BCAD Parcels

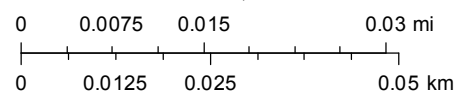


Recorded Plats



Preliminary Plats

1:1,000



CoSA

PropID	Situs	Owner_Name	Owner Address	legal_desc
986050	1024 EL PASO ST, SAN ANTONIO, TX 78207	ESPERANZA PEACE & JUSTICE CENTER	922 SAN PEDRO AVE, SAN ANTONIO, TX 78212	NCB 2440 BLK 2 LOT S 8.7 FT OF 15
131825	812 S COLORADO ST, SAN ANTONIO, TX 78207	ESPERANZA PEACE & JUSTICE CENTER	922 SAN PEDRO AVE, SAN ANTONIO, TX 78212	NCB 2440 BLK 2 LOT 11
1169944	816 S COLORADO ST, SAN ANTONIO, TX 78207	ESPERANZA PEACE & JUSTICE CENTER	922 SAN PEDRO AVE, SAN ANTONIO, TX 78212	NCB 2440 (EL RINCONCITO SUBDIVISION), BLOCK 2 LOT 19

Rinconcito de Esperanza Statement of Significance

The Rinconcito de Esperanza (Little Corner of Hope), consists of eleven small structures on three adjacent lots at 812, 816, and the former 820 S. Colorado Street in San Antonio's historically majority working class Mexican American Westside neighborhoodⁱ. Representative of the once dense massing prevalent on the Westside, the extant lots formerly included 808, 812, 816, 818, 820, 822, and 824 S. Colorado Street (see attached Sanborn maps). The Rinconcito is a visible reminder of an earlier era when working-class families built multiple small homes on a single lot in order to make ends meet. While just twenty years ago this massing could be seen all along the 800 block of S. Colorado, today vacant lots surround the Rinconcito, cleared by land speculators.

The majority of the structures at the Rinconcito date from the turn of the century to the 1930s, with one concrete block addition dating to the late 1950s and one compressed earth block structure built in 2017 to represent the history of adobe in San Antonio. The current boundaries of 812 have local historic designation. All of the lots at the Rinconcito de Esperanza are owned by the Esperanza Peace & Justice Center.

The northern most lot, 812, consists of seven small residential structures including a shotgun house and the Green House, a folk Victorian residential home dating to approximately 1906, and which has retained its original foot print since construction, an unusual lack of change in an area in which homes have historically evolved to meet the property owner's needs.

At 816 sits the Casa de Cuentos, a folk Victorian house that dates to the 1920s. It has served as a home and as a small business, including Torres Grocery (1938–48) and three different dry cleaners (1951-63). In 1994, Emilia Sánchez, owned the house and was known for taking care of the poor of the neighborhood.ⁱⁱ Community members called the house La Casa de Misericordia. In earlier times, up to four smaller structures existed behind this house, including the existing Casita and a small bakery run by Manuel & Luisa Cazares (c. 1931). The Esperanza Peace & Justice Center, a social justice and arts organization, purchased the house in 2001 and has since operated the Casa de Cuentos as a community gathering space.

Behind Casa de Cuentos is the Casita. At only 200 square feet, this 1920s Casita is an example of a typical poor Westside family's home during that era. When the Esperanza acquired the three-

ⁱ 816 & 820 were combined a few years ago due to a permitting requirement to build a new structure across the two lots.

ⁱⁱ Sanchez was a Kelly Katie and she was selected to be featured in a series of busts unveiled at Kelly AFB in 1999. See [Memorializations and Dedications of Kelly Air Force Base](#), Texas by Kati R. Jones, Office of History, San Antonio Air Logistics Center, Kelly Air Force Base, Texas, Septemebr 1999.

room Casita, the seller offered to demolish it, but as the last standing of three casitas on the property many thought it could not be salvaged. The original exterior cypress boards were too damaged to remain in their original location, but were trimmed and reused for sections of the interior walls. New cypress boards were used to recreate the original exterior and reclaimed lumber from stadium bleachers that were being dismantled at the nearby St. Mary's University were used in the floor and ceiling. A ductless mini split air conditioning system was installed along with new electrical wiring to make it a comfortable and functional space once again. Originally, the property included an outhouse, and the casita remains without a bathroom both to preserve the earlier layout and serve as a reminder of the how many Westside families lived in the past. Today, the Casita is used for programming as well as guest quarters.

The former 820 (now combined with 816) is home to Ruben's Ice House. This structure began with the southern wooden half of the building, which dates to the 1930s. It was transformed from a home to the M & E Grocery Store (named for Manuel and Elida Reyes) around 1950. The narrow building was one big room with shelves on both sides and additional product displays along the length of the middle of the room. About 1959, owner Mr. Reyes added the concrete block addition where he operated Ruben's Ice House (named after his son), a longtime community gathering space that closed in 1987. Another narrow rectangle, the addition was divided into a front room where beer was served (to men only), a walk-in cooler, and a kitchen at the back where burgers were served through a sliding window. Two small bathrooms were accessible from the outside west wall and an enclosed patio (for women and families) sat at the back on an extant concrete pad. The once common Texas icehouse – a combination convenience store and beer joint - is an endangered species, and fortunately this one still has the original walk-in cooler.ⁱⁱⁱ In 2007, the Esperanza acquired Ruben's Ice House with the support of the Reyes children. It will be transformed into the Museo del Westside, a community participatory museum focusing on the rich history and culture of the Westside.

The newest structure at the Rinconcito is the MujerArtes Adobe Studio. Since 1995, the MujerArtes Clay Cooperative has offered training in clay arts to working class women of all ages. Through sculpting, drawing, painting and the telling of their stories, their clay creations reflect the lives of the women as Mexicanas, Chicanas, Latinas, and Westside residents. This "green" compressed earth block (adobe) structure (see Chapter on Methods and Materials) - the first to be built in the Westside in a century - was completed in 2017. It is an example of how the old ways are still good ways. The building is a long rectangle that sits along the eastern edge of the combined 816 & 820 lots with two bathrooms and a small kitchen at the north end, a large studio space in the center, and a kiln room at the south end. The space is heated and cooled with a ductless mini-split system, which, coupled with the naturally insulated walls,

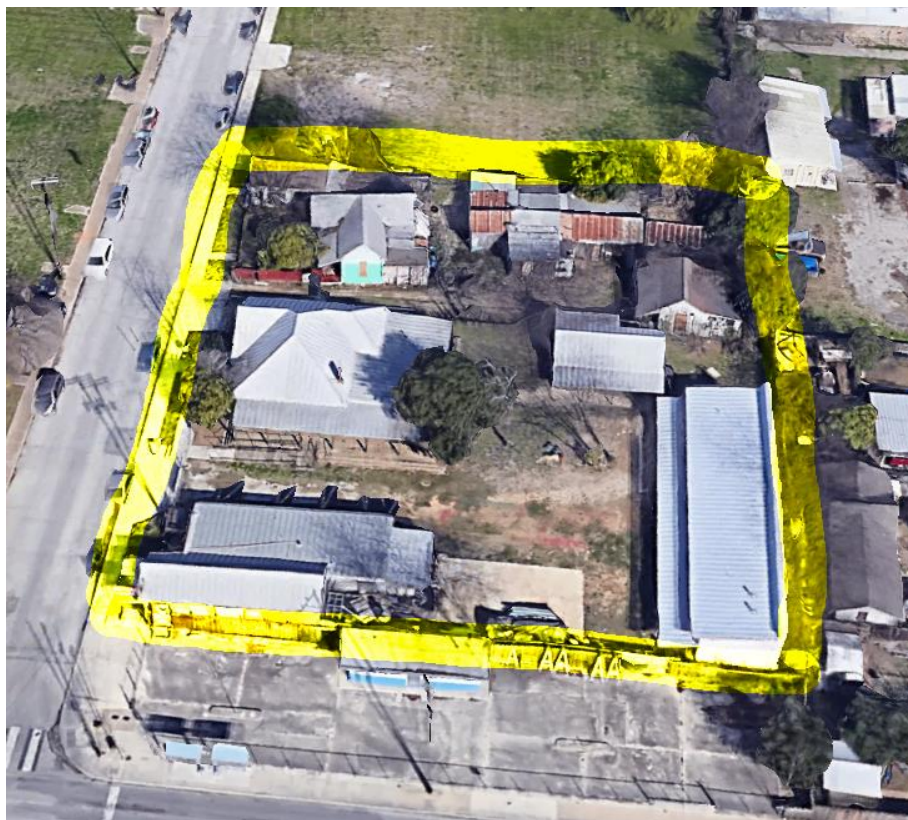
ⁱⁱⁱ Rick Lyman, "Icehouses in Texas Vanishing Like Their Frosty Beer on a Warm Afternoon," *New York Times*, August 23, 1998.

keeps energy costs low. Members of MujerArtes designed the decorative tiles and murals that adorn the building's interior and exterior.

Minimally, the Rinconcito de Esperanza is:

- a visible reminder of the cultural heritage of the community;
- identified with a person who significantly contributed to the development of the community;
- distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas.

Photos submitted by applicant



Boundary, facing north



Boundary, facing east



Boundary, facing south



Panorama of the Rinconcito de Esperanza



812 and 816 S Colorado St



812 S Colorado St



816 S Colorado, casita before rehab



816 S Colorado St, casita after rehab



816 S Colorado St, casita



816 S Colorado St, Casa de Cuentos



816 S Colorado St, MujerArtes



Ruben's Ice House

1931

244° 418

816 815 814 813 812 811 810 809 808 807 806 805 804 803 802 801

S. COLORADO

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GUARDLUPE

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1427 1428 1429 1430 1431 1432

GUARDLUPE

1433 1434 1435 1436 1437 1438

GUARDLUPE

1439 1440 1441 1442 1443 1444

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1445 1446 1447 1448 1449 1450

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1451 1452 1453 1454 1455 1456

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1457 1458 1459 1460 1461 1462

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1463 1464 1465 1466 1467 1468

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1469 1470 1471 1472 1473 1474

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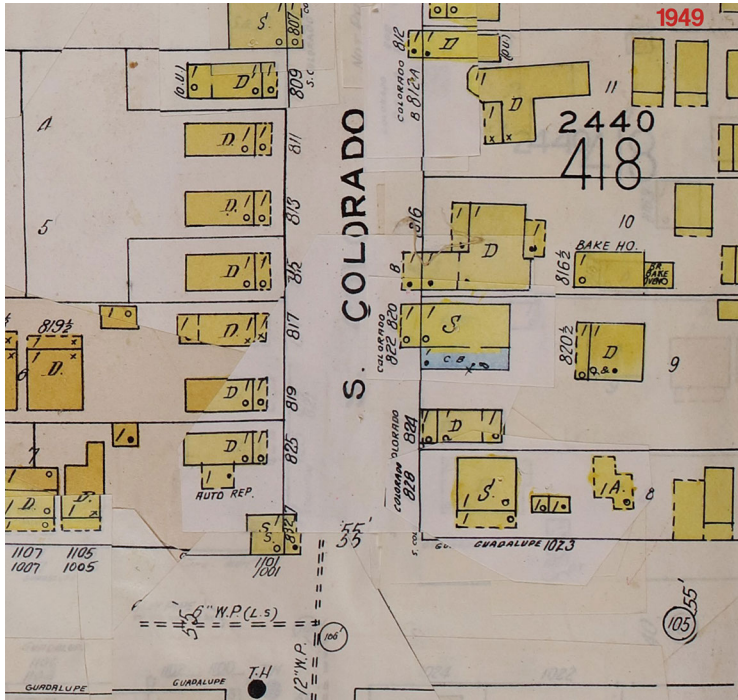
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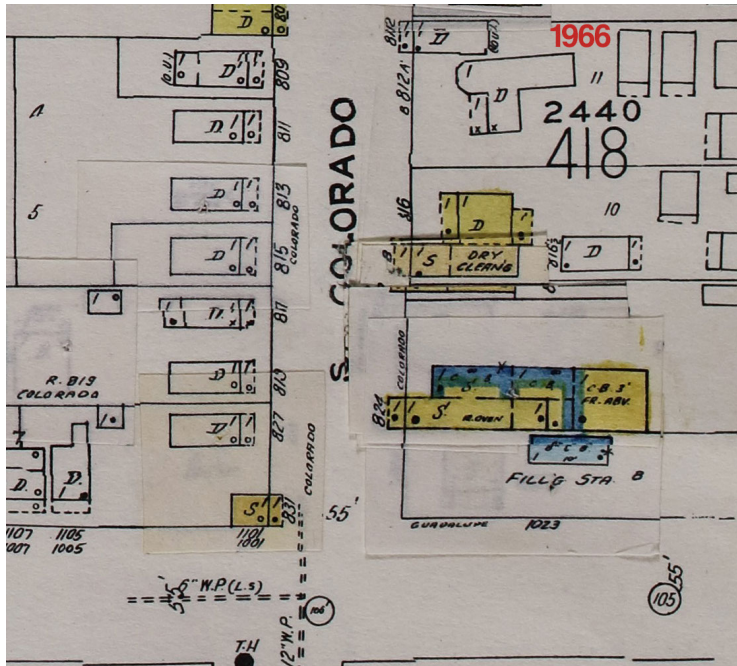
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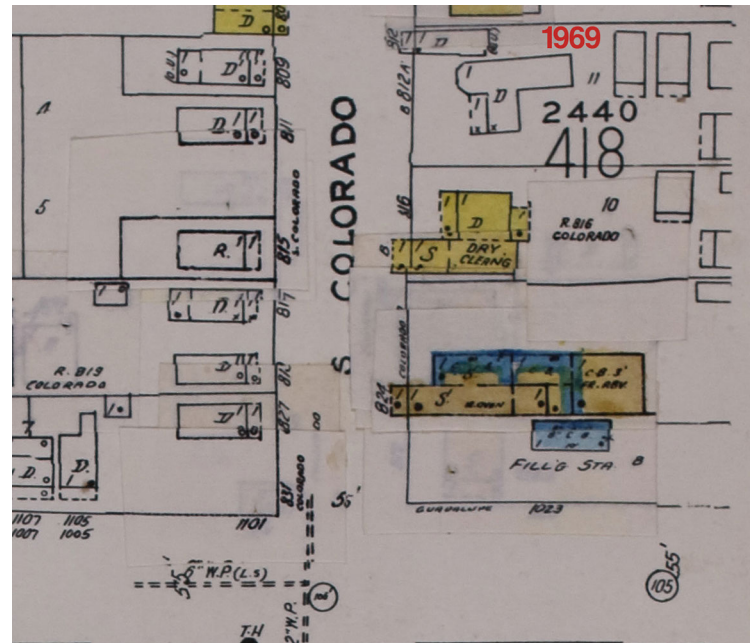
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1938 Rinconcito.tif

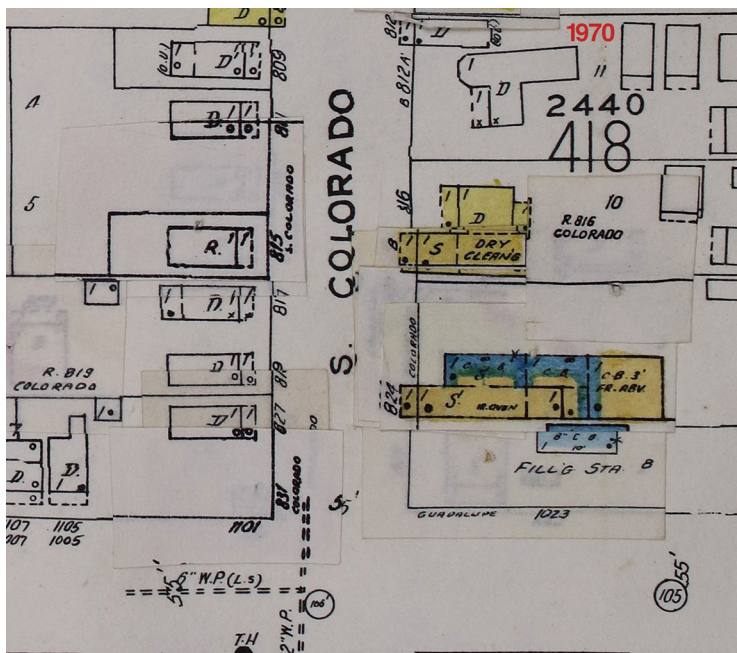




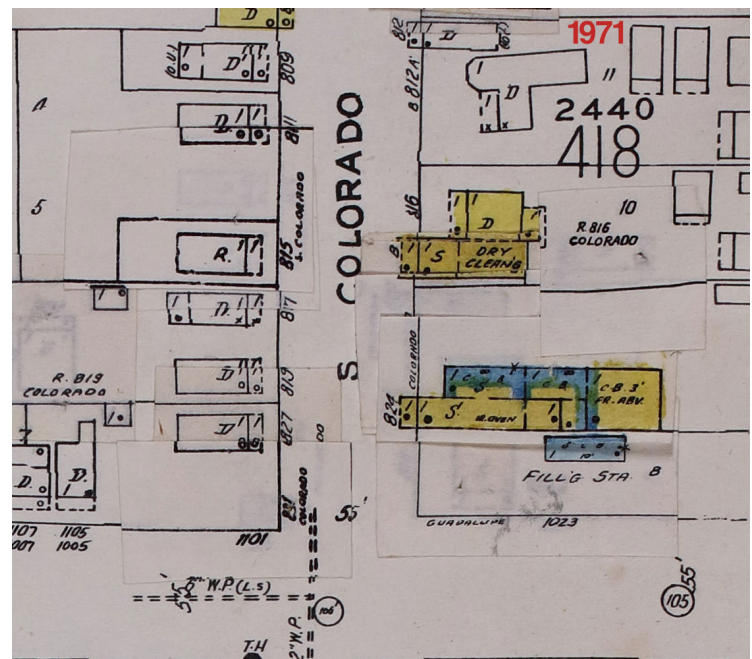
1966 Rinconcito.tif



1969 Rinconcito.tif



1970 Rinconcito.tif



1971 Sanborn.tif

YEAR	808	812	816 Casa de Cuentos	818	820	822	824	YEAR
1913		J & Antonia Garza (h)	---	--	---	S & Genoveva Villarreal (r) Rear – Juan & Michaela Jiminez (r)	J D & Angelita Perez (r)	1913
1914		A & Rafaela Morin (r)	---	--	---	T & Mauricia Villegas (r) Rear – S & Rita Villarreal (h)	J D Perez (r) Rear – S & Juanita Vasquez (r)	1914
1916		P & Beatrice Garcia (h) Rear – E & Maria Dominguez (r)	J & Antonia Garza (h) Rear – A & Emelia Reyes (r)	--	Patronillo Aguirre (r)	E & Josefa Jiminez (r) Rear – S & Patricia Villarreal (h)	F & Adella Trevino (r) Rear – B & Christina Huerta (r)	1916
1917		F & Margarita Vosque (r) Rear – F & Adela Alfaro (r)	J & Antonia Garza (h) Rear – Epitacio Villarreal (r)	--	S & Patricia Villarreal (h)	S & Augustina Hernandez (r) Rear – E & Carlota Martinez (r)	M & Epifania Aldana (r) Rear – J & Elena Martinez (r)	1917
1918		F & Margarita Bosquez (r) Rear – B & Christina Huarto (r)	P Gonzales (r) Rear – Epitacio Villarreal (r)		E Flores (r)	T Villegas (r) Rear – S & Patricia Villarreal (h)	Vacant Rear – vacant	1918
1/18/1919 La Prensa		--	Jesus Quinon & Guadalupe Serato de Quinon	--	--	--	--	1/18/1919 La Prensa
1919-1920		A & Maria Guajardo (r) Rear – P & Juana Torres (r)	M & Andrea Zamora (h) Rear – Fortunata Zamora (r)	--	F Ramirez (r)	S & Lacova Ortiz (r) Rear – F & Angel Flores (r)	Candelaria Perez (r) Rear – S & Anatacia Marna (r)	1919-1920
1921-1922		J & Antonia Garza (h) Rear – B & Crispina Huerta (r)	E & Cleofas Flores (r) Rear – S & Maria Rodriguez (r)	--	E Flores	Mrs. Carolina Luna (r)	Simona Villarreal (h) Rear – Mrs. Juana Arena	1921-1922
1922-1923		J & Antonia Garza (h) J & Tomasa Garza (h)	E & Cleofas Flores (r) Rear – E & Dolores Flores jr (r)	--	Vacant	J & Nicolasa Alfaro (r) Rear – S & Patricia Villarreal sr (h)	A & Enriqueta Guerrero (r) Rear – P & Juana Pedraza (r)	1922-1923
1924-1925		Rear – F & Anita Tamez	E & Cleofas Flores (h) ; T3794 Rear – T & Alejo Quevedo (r)	--	Vacant	Mrs. Perfecta Barron (r) Rear – C & Gertrudes DE Leon (r)	C & Maria Guevara (r)	1924-1925
1926		Justo Garza (h) Rear 1 Jose Villa (r) 2 Jose Garza (r) 3 Juan Garcia (r) 4 Jesus Garza (r)	Erasmus Flores (h)	--	Mrs. Simona Montiel	Mrs. Ascencion Rivera (r) Rear – Joaquin Ortiz (r)	Eusebio Villarreal (h)	1926
1927-1928		Justo Garza (o) Rear 1 Juan Gaitan (r) 2 Mrs. Inocencia Aguirre (r) 3 Mrs. Luisa Dominguez 4 Jesus Garza (r)	Erasmus Flores (o) Rear Pedro Resendez (r)	--	Pentecostes Mexican Church	Eulalio Lopez (r) Rear 1 vacant 2 Mrs. Patricia Navarro (o) 3 Simon Villarreal (o)	Eusebio Villarreal (o)	1927-1928
1929-1930		Justo Garza (o) Rear 1 Blas Saldana 3 Sosteno Menchaca 4 Marcos Cruz	Erasmus Flores (o) Rear Santos Resendez (r)	--	Eulalio Lopez	Adela Alfaro Rear 1 Jose Villarreal 2 Patricio Navarro 3 Jose Rodriguez	Eusebio Villarreal (o)	1929-1930
1931-1932		Justo Garza (o) Rear 1 Andres Castro 3 Alejandro Rodriguez 4 Mrs. Elvira Garcia	Manuel Cazares bakery Rear 1 Pedro Resendez 2 Mrs. C. Resendez 3 Pedro Villanueva	--	820-822 Secundino Hernandez grocery Rear – Mrs. SC Cruz	Eusebio Villarreal (o)		1931-1932
6/24/1933 La Prensa			Rento \$15 magnifico local para panaderia con expendio y cocedor. Listo para trabajar, 816 S. Colorado St.	--				6/24/1933 La Prensa
1934-1935		Mrs. Tomasa Garza Rear 1 Juan Hernandez 2 Simplicio Villarreal 3 Mrs. Maria Flores 4 Mrs. Ignacia Cavasos	Gabriel Mena Erasmus Flores Rear 1 E S Flores 2 vacant 3 vacant	--	Vacant	Vacant Rear – Mrs. Coledad Cruz	Eusebio Villarreal (o) Rear Mrs. Teresa Valdez	1934-1935

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1936-1937	Juan Pena	Mrs. T V Garza (o) Rear 1 Deciderio Garcia 2 Francisco Villarreal 3 Miguel Martinez 4 Simplicio Villarreal	Mrs. Cleofas Flores (o) Enrique Flores Rear 1 Eusebio Sanchez 2 Jesus Torres 3 Alfredo Munoz	Jesus Torres baker	Juan Escamilla	Florentino Moreno Rear Isidro Moreno	Eusebio Villarreal (o) Rear Alberto Zaragoza	1936-1937
1938-1939	???	Mrs. Tomasa V Garza (o) Rear 1 Amadero Hubbart 2 Vacant 3 Vacant 4 Alberto Villarreal	Mrs. Cleofas Flores (o) Enrique Flores Torres Grocery Rear 1 Erasmo Flores 2 Jesus Torres 3 Alfredo Munoz	Jesus Torres	Vacant	Mrs. Juanita Flores Rear Mrs. Ilaria Reyes Rafael Munoz Mrs. Soledad Cruz	Federico Lopez Rear Mrs. Gertrudes Gil	1938-1939
1940-1941		Mrs. Tomasa V Garza (o) Rear 1 Eugenio Mirelez 2 Simplicio Villarreal 3 Antonio Villalobos	Mrs. Cleofas Flores (o) Enrique Flores Torres Grocery Rear 1 Erasmo Flores 2 vacant 3 vacant	---	Alfredo Munoz	Mrs. Juanita Flores Rear Hipolito Rodriguez	Federico Lopez	1940-1941
1942-1943		Juan Pena Rear Alberto Villarreal	Paul Gonzalez Jesus Torres grocer Rear Erasmo Flores	---	Mrs. Felicitas Reyna	Mrs. Juanita Campos Rear Jesse Campos	Federico Lopez	1942-1943
1945		Mrs. Tomasa V Garza (o) Mrs. Juanita Aguirre	Flores Cleaners ☎ Erasmo Flores (o) ☎ Juan G Jiminez		Pablo Rodriguez Mucio Castillo	Antonio Jimenez Walter Twarowski	M&E Gro & Mkt ☎ Andres Reyes	1945
1946-1947		Mrs. Tomasa V Garza (o) Juan Pena (o) Rear Francisco Rivera	Barney Botello Jesus Torres grocer Rear Erasmo Flores	---	Mrs. Felicitas Reyna	Juan H Dominguez Rear Jesse Campos	Federico Lopez (o)	1946-1947
YEAR	808	812	816 Casa de Cuentos	818	820	822	824	YEAR

YEAR	808	812	816 Casa de Cuentos	818	820	822	824	YEAR
1948		Mrs. Tomasa V Garza (o) Juan Pena Rear Alberto Villarreal	Barney Botello Filberto Briseno Rear Erasmo Flores Jose I Perez ☎	---	CBH Café	Salvador Garcia Rear Jesse Campos	Mrs. Juanita Barrera	1948
1951		Mrs. Tomasa V Garza (o) Rear Jose E Ramirez	Flores Cleaners ☎ Rear Erasmo Flores ☎	---	CBH Café Catarino Hernandez	---	M&E Grocery & Market ☎ Rear Manuel A Reyes ☎	1951
1952-1953		Mrs. Tomasa V Garza (o)	Flores Cleaners ☎ Erasmo Flores ☎ (o) Susano Reyes		CBH Café Catarino Hernandez		M&E Grocery & Market ☎	1952-1953
1954		Mrs. Tomasa V Garza (o) Mrs. Juanita Aguirre	Flores Cleaners ☎ Erasmo Flores ☎ (o) Juan G Jiminez	---	Pablo Rodriguez Mucio Castillo	Antonio Jimenez Walter Twaarowski	M&E Grocery & Market ☎ Andres Reyes	1954
1955-1956		Danl DeLeon Rear Agapito Flores Mrs. Juanita Aguirre	Flores Cleaners ☎ Erasmo Flores ☎ (o) Rear Emilio Ramos Fred Gonzalez	---	Antonio L Jimenez Rear Walter Twarowski	---	M&E Grocery & Market ☎ Rear Andres Reyes	1955-1956
1957		Vacant Rear Mrs. Juanita Aguirre Mateo Turita Antonio Hernandez	Flores Cleaners ☎ Erasmo Flores ☎ (o) Rear Emilio Ramos Fred Gonzalez Guadalupe Moreno	---	Andres Hernandez Rear Catarino Hernandez Antonio L Jimenez	---	M&E Grocery & Market ☎ Rear Andres A Reyes	1957
1958		Juan Jimenez Rear Juanita Aguirre Mrs. Juanita Aguirre Antonio Hernandez	King Cleaners ☎ Rear Vacant Erasmo Flores ☎ (o) Fred Gonzalez	---	Antonio Jimenez Rear Catarino Hernandez	---	M&E Grocery & Market ☎ Rear Alonso Rendon	1958
1959		Juan G Jimenez Rear Juanita Aguirre Josie Aguilar 812a Antonio Hernandez	King Cleaners ☎ Erasmo Flores ☎ (o) Rear Fred Gonzalez	---	Antonio Jimenez Francisco Estrada Rear Catarino Hernandez	---	M&E Grocery & Market ☎ Rear David C Gomez	1959
1960		Juan G Jimenez Rear Juanita Aguirre 812a Antonio Hernandez	King Cleaners No 5 ☎ Erasmo Flores ☎ (o) Rear Fred Gonzalez	---	Ruben's Ice House	---	M&E Grocery & Market ☎ Rear vacant	1960
1961		Juan G Jimenez Rear Juanita Aguirre	Kareful Cleaners ☎ Mrs. Sofia C Flores ☎ (o)	---	Ruben's Ice House	---	M&E Grocery & Market ☎	1961
1962		Juan G Jimenez Rear Juanita Aguirre	Mrs. Antonia Briseno Sudden Cleaners (br) Rear Fred Gonzalez	---	Ruben's Ice House	---	Vacant	1962
1963		Juan G Jimenez Rear Hilario Hernandez Agapito Flores	Mrs. Antonia Briseno Sudden Cleaners (br) Rear Fred Gonzalez Mrs. Gloria Tovar	---	Ruben's Ice House	---	---	1963
1964		Vacant Rear Hilario Hernandez Agapito Flores	Juan Jimenez Rear Fred Gonzalez Mrs. Gloria Tovar Rear Mrs. Antonia Briseno	---	Ruben's Ice House	---	---	1964
1965		Vacant Rear Mrs. Maria P Hernandez	Juan G Jimenez ☎ Rear Mrs. Antonia Briseno Rear Fred Gonzalez ☎ Rear Mrs. Gloria Tovar	Vacant	Ruben's Ice House	---	---	1965

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1966								1966
1967		Vacant Rear Hilario Hernandez	Juan G Jimenez ☎ Rear Mrs. Antonia Briseno Rear vacant	Vacant	Ruben’s Ice House	---	---	1967
1968		Alberto Cortez Rear Hilario Hernandez	Vacant Rear Mrs. Antonia Briseno	Vacant	Ruben’s Ice House ☎	---	---	1968
1969		Isidoro H Medina Rear Hilario Hernandez	Trinidad Ochoa Rear Jose Perez	Vacant	Ruben’s Ice House ☎	---	---	1969
1970-71		Vacant Rear Hilario I Hernandez	Trinidad Ochoa Rear Jose Perez	Vacant	Ruben’s Ice House ☎	---	---	1970-71
1972		Mattie Rodriguez ☐ ☎	Maria L Cardenas ☐ ☎	---	* Ruben’s Ice House ☎	---	---	1972
1973		Vacant [814 Sara Ayala ☐ ☎]	Vacant	---	* Ruben’s Ice House ☎	---	---	1973
1974		Juanita Briones ☐ ☎ [814 Sara Ayala 2 ☎]	Vacant	---	* Ruben’s Ice House ☎	---	---	1974
1975		Vacant [814 Sara Ayala 2 ☎]	Vacant	---	* Ruben’s Ice House ☎	---	---	1975
1976		Vacant [814 Sara Ayala 2 ☎]	Vacant	---	* Ruben’s Ice House ☎	---	---	1976
1977		Louis Lara ☐ ☎ [814 vacant]	Vacant	---	* Ruben’s Ice House ☎	---	---	1977
1978		Vacant [814 vacant]	Vacant	---	* Ruben’s Ice House ☎	---	---	1978
1979		Manuel V. Zamarripa ☐ ☎ [814 vacant]	Vacant	---	* Ruben’s Ice House ☎	---	---	1979
1980		Manuel V. Zamarripa 8 ☎ [814 vacant]	Vacant	---	* Ruben’s Ice House ☎	---	---	1980
YEAR	808	812	816 Casa de Cuentos	818	820	822	824	YEAR

Rinconcito de Esperanza



District Description

The Rinconcito de Esperanza (Little Corner of Hope), consists of eleven small structures on three adjacent lots at 812, 816, and the former 820 S. Colorado Street in San Antonio's historically majority working class Mexican American Westside neighborhood. Representative of the once dense massing prevalent on the Westside, the extant lots formerly included 808, 812, 816, 818, 820, 822, and 824 S. Colorado Street (see attached Sanborn maps). The Rinconcito is a visible reminder of an earlier era when working-class families built multiple small homes on a single lot in order to make ends meet.

While just twenty years ago this massing could be seen all along the 800 block of S. Colorado, today vacant lots surround the Rinconcito, cleared by land speculators. The majority of the structures at the Rinconcito date from the turn of the century to the 1930s, with one concrete block addition dating to the late 1950s and one compressed earth block structure built in 2017 to represent the history of adobe in San Antonio. The property at 812 S Colorado St carries local historic landmark designation. All the lots at the Rinconcito de Esperanza are owned by the Esperanza Peace & Justice Center.

District Features

Natural Features

- **Topography:** The topography of the district is generally flat, with a slight incline from the street up to the sidewalk along the right of way.
- **Water sources:** The nearest waterway is the Alazan Creek, about two blocks east of the district.

District Layout

- **Boundary demarcations:** The three parcels included in the district are surrounded by either chain-link or wood fences and chain-link gates across driveways.
- **Street layout:** The street layout of the surrounding neighborhood is gridded, with S Colorado street running north to south immediately adjacent to the west boundary of the historic district and El Paso and Guadalupe streets running east to west along the north and south ends of the block, respectively.
- **Thoroughfares:** S Colorado Street is the only thoroughfare, running north to south along the west boundary of the historic district.
- **Commercial nodes:** No commercial entities are extant within the district today.
- **Institutional nodes:** The district is home to the Esperanza Peace & Justice Center, which includes the Casa de Cuentos; the Museo del Westside, housed in the historic Ruben's Ice House building; and the MujerArtes Clay Cooperative. The district is near JT Brackenridge Academy at 1214 Guadalupe St and the historic Alazan Apache Apartments at 1011 S Brazos St.
- **Industrial nodes:** No industry is extant within the district today.

Lot Layout

- **Lot size:** Structures on the lots are largely pushed toward the parcel boundaries, particularly the west boundary along S Colorado St. The lots for 812 and 816 S Colorado St are about the same size, while the northernmost lot, addressed 1024 El Paso, is significantly smaller.
- **Lot shape:** Lots are rectangular, with short ends facing S Colorado St.
- **Front setbacks:** Setbacks for structures along the right of way are around 10-15 feet from the right of way.
- **Side setbacks:** Structures are either separated by driveways or have fewer than five feet between.
- **Walkway location:** Walkways extend from the right of way through grass and gates to front porches or stoops.

- **Driveway location:** Ribbon or full-width driveways run east from S Colorado St.
- **Outbuildings:** The historic pattern of this district allows for outbuildings predominately situated along boundaries of the parcels.



The casita at 816 S Colorado St, showing yard and landscaping features.



The northernmost structures of the district, at 812 S Colorado St.



Casa de Cuentos, at 816 S Colorado St.

Landscape and Streetscape Features

- ***Landscaped common areas:*** Landscaping between buildings includes grass and old-growth trees.
- ***Yards:*** The district includes yards.
- ***Walls and fences:*** The three parcels included in the district are surrounded by either chain-link or wood fences and chain-link gates across driveways.
- ***Sidewalks and walkways:*** Concrete sidewalks are married to the right of way; walkways extend from the right of way through grass and gates to front porches or stoops.
- ***Driveways:*** Ribbon or full-width driveways run east from S Colorado St.
- ***Curbs:*** The district has rounded concrete curbs.
- ***Streets:*** S Colorado St is a two-way, two-lane street with parking at the curb, paved in asphalt.
- ***Street markers:*** Street markers are mounted as part of the intersection of S Colorado and Guadalupe streets, south of the district. The intersection of S Colorado and El Paso streets north of the district does not have street markers.
- ***Bridges:*** There are no extant bridges in the district.
- ***Street lights:*** Metal streetlights are mounted to wood powerline poles along the street.



**The MujerArtes Clay Cooperative building,
at 816 S Colorado St.**



**Ruben's Ice House, historically addressed
820 S Colorado St.**



Panorama of the Rinconcito de Esperanza Historic District.