

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-505
ADDRESS: 1322 MCKINLEY AVE
LEGAL DESCRIPTION: NCB 6661 BLK 29 LOT 6
ZONING: R-4
CITY COUNCIL DIST.: 3
APPLICANT: Trina Lilitu Johansen
OWNER: Trina Lilitu Johansen
TYPE OF WORK: Landmark Designation
REQUEST:

The applicant is requesting a Finding of Historic Significance for the property located at 1322 McKinley Avenue.

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.**
 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
 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;
 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** Prolific San Antonio developer B.G. Irish subdivided the neighborhood called The Highlands in 1923. He purchased the land from L.P. Peck and Ben Hammond, two members of the Highland Park Improvement Company which was developing the subdivision immediately north of The Highlands. Prior to its purchase for development, Albert Steves, Jr. ran cattle on this property, leading to its early nickname of “the old Steve pasture.” Key to the development of what was then the largest suburb in San Antonio was the new trolley line to facilitate commuting to downtown. The No. 10 Line passed through Highland Park via Rigsby Avenue ending at Adele Street (now S Walters) until 1933, when the trolley was replaced by bus service. The current population density of this neighborhood was reached between WW I and WW II. 1322 McKinley Avenue was built c. 1928, one of the first in the neighborhood (no addresses were listed on the block in the 1927 City Directory), and was advertised in the San Antonio *Light* as a fully-furnished home in Cedar Crest “Designed—Built and Decorated by Miss Marie Pitts” (12 November 1928, p 6-B) and later in the same paper as “The Home of Harmony” (25 November 1928, p 10). (A woman-built home in this time was unique, but no other mentions of Miss Pitts were found when researching this property. Further research may uncover more about this Highland Park pioneer.) Cedarcrest (alternately “Cedar Crest”) was a neighborhood in San Antonio nestled within Highland Park. An ad in the October 21, 1928 issue of the San Antonio *Express* lists Cedarcrest as the 1300 and 1400 blocks of Hicks Avenue between New Braunfels and Palmetto, just a block south of 1322 McKinley. 1322 McKinley first appears in the 1929-30 San Antonio city directory as vacant; in the 1931 directory, William E. Calvert is listed as its resident. William and wife Martha bought the home in 1930, after selling their 1928 home in The Highlands. William worked at a local department store, and Martha taught school in the neighborhood. Martha lived at 1322 McKinley until her death in 1963.
- c. **SITE CONTEXT:** 1322 McKinley Avenue is located in the Highland Park neighborhood of San Antonio, east of the I-37 and I-10 interchange. The block on which it sits distinguishes itself from others in the neighborhood due to its lack of cohesive style. Neighbors include Craftsman and Tudor homes as well as more recently built minimal tradition infill. In comparison to blocks such as those in what was historically the Cedarcrest subdivision (the aforementioned 1300 and 1400 blocks of Hicks), homes on McKinley were not built by a single contractor. There are both ribbon and solid concrete driveways, both one-story and two-story homes. Disparate styles and eras are united, however, by continuity in lot size as well as average setback. 1322 McKinley Avenue is situated mid-block on the south side of McKinley Avenue between S Palmetto Avenue to the west and St Anthony Avenue to the east. The house sits along the west edge of the parcel with a ribbon drive along the east side of the lot and house. The house is set back from the street in line with its direct neighbors and other homes on the block. The house originally featured a rear one-story, side gable, wood-frame garage, since demolished; such garages can be found on Sanborn Maps from this block across much of the neighborhood, including the six houses

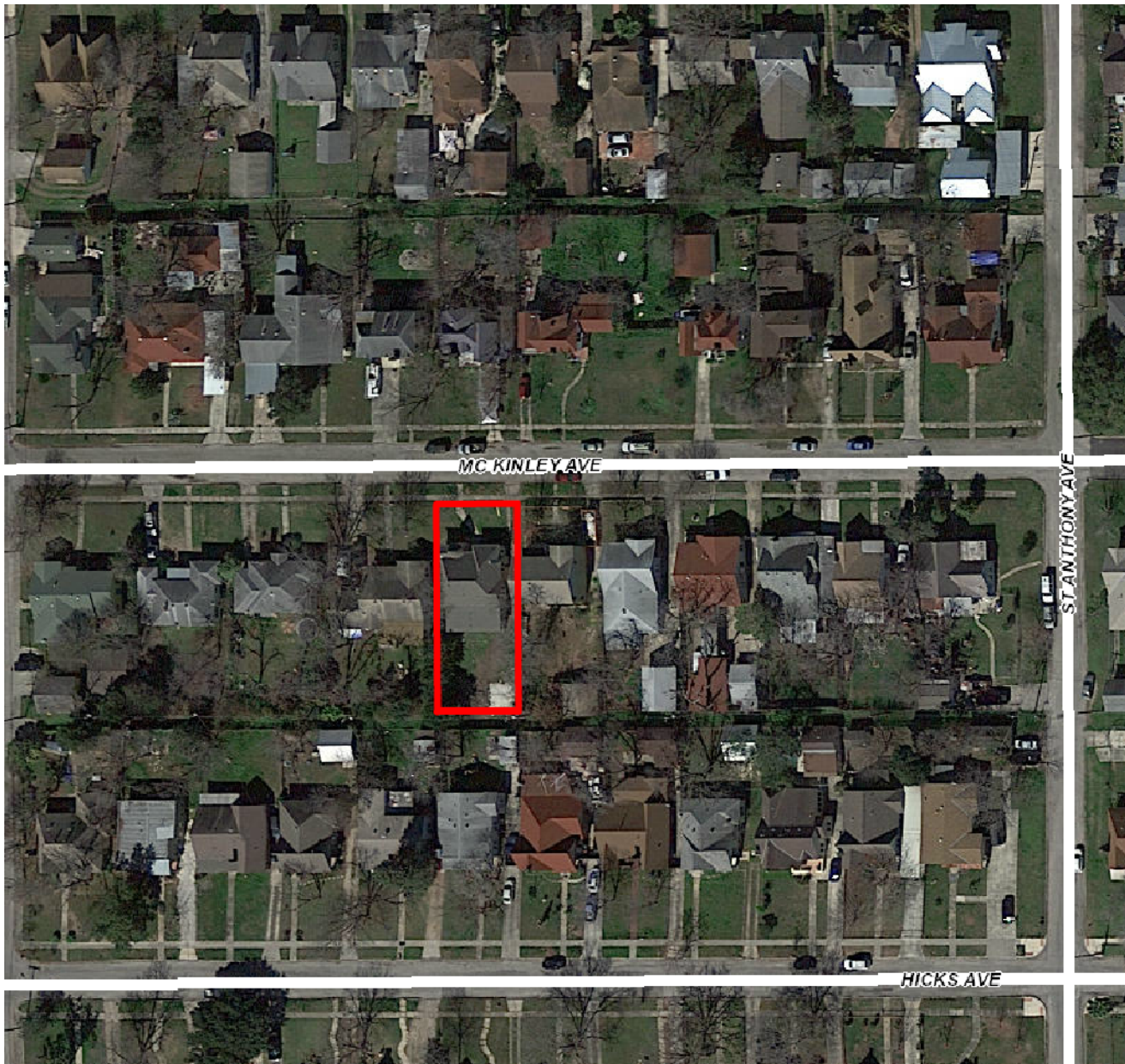
- directly east of 1322 McKinley Avenue and all houses that share an informal alley with 1322 McKinley Avenue.
- d. **ARCHITECTURAL DESCRIPTION:** 1322 McKinley Avenue is a one-story, single-family house built in the French Eclectic style with two discernable phases: the original structure and a rear addition. The original structure's wood frame and chimney are clad in stucco. The dominant roof form is a steep hipped roof with a turret on the primary façade; the hipped roof meets a rear side-gabled roof. All are clad in asphalt shingle. The chimney, which is taller than the dominant roof ridge, is tethered to the east hip of the roof with what is presumably an iron rod. The turret has a small windowless dormer with a design that appears to be three clay roof tiles set into the stucco. The house has a slab front porch with mosaic tile and a metal balustrade; the balustrade is not present on Google Streetview prior to 2016 and does not appear to be an original feature of the home. The primary entrance to the home is arched and appears on the east side of the porch as opposed to the front; side-facing doors are a characteristic typical of French and Tudor revivals. The rear addition has an asphalt-shingled low-slope shed roof with wood siding. Original windows have been replaced by vinyl-sash windows, also included on the addition. Historically, the ribbon drive led to a rear garage at the southeast corner of the lot, as evidenced by Sanborn Maps as late as 1951. Aerial imagery indicates the garage was demolished in 2015, and a new structure was built with a similar footprint in 2016.
 - e. **EVALUATION:** As referenced in the applicable citations, 1322 McKinley meets UDC criteria [35-607 (b)7], [35-607 (b)11], and [35-607 (b)13], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 1322 McKinley meets three.
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** 1322 McKinley is a French Eclectic residence with character-defining features such as its varied roof forms, tower, tall chimney, and overall asymmetry—notably, the main entrance is not located on the tower, which is unusual for this style;
 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;** 1322 McKinley is one of the first homes built on the block and the only home on the block with a tower; its French Eclectic style that distinguishes it from the other Craftsman, Tudor, and post-war structures on its block; and it contributes to neighborhood continuity due to minimal and largely reversible interventions to its primary façade;
 13. **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;** prominent and long-time southside residents William and Martha Calvert were the first owners.
 - f. 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.
 8. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
 9. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance and that the Historic and Design Review Commission recommend approval for the landmark designation of 1322 McKinley Avenue to the Zoning Commission and to the City Council based on findings b through f.

CASE MANAGER:

Jessica Anderson



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 15, 2018

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 1322 McKinley

1. Application Details

Applicant: Trina Lilitu Johansen
Type: Landmark Designation
Date Received: 1 October 2018

2. Findings

Prolific San Antonio developer B.G. Irish subdivided the neighborhood called The Highlands in 1923. He purchased the land from L.P. Peck and Ben Hammond, two members of the Highland Park Improvement Company which was developing the subdivision immediately north of The Highlands. Prior to its purchase for development, Albert Steves, Jr. ran cattle on this property, leading to its early nickname of “the old Steve pasture.” Key to the development of what was then the largest suburb in San Antonio was the new trolley line to facilitate commuting to downtown. The No. 10 Line passed through Highland Park via Rigsby Avenue ending at Adele Street (now S Walters) until 1933, when the trolley was replaced by bus service. The current population density of this neighborhood was reached between WW I and WW II.

Architecturally, Craftsman Bungalows are the dominant stylistic type and house form, but many other influences and styles are visible, including Asian-inspired bungalows, Tudor Revival cottages, and Minimal Traditional homes. Many of the houses were constructed in part by use of “pattern books” by builders, which resulted in many houses with similar features such as hipped roofs with exposed rafters, triangular knee braces below the roof, and a variety of porch columns. Two structures of special note are the E.O. Goldbeck home and studio built in 1929-1930 located at 723 E. Drexel and the Asian influenced bungalow built in 1912 located at 843 Rigsby.

1322 McKinley Avenue was built c. 1928, one of the first in the neighborhood (no addresses were listed on the block in the 1927 City Directory), and was advertised in the San Antonio *Light* as a fully-furnished home in Cedar Crest “Designed—Built and Decorated by Miss Marie Pitts” (12 November 1928, p 6-B) and later in the same paper as “The Home of Harmony” (25 November 1928, p 10). (A woman-built home in this time was unique, but no other mentions of Miss Pitts were found when researching this property. Further research may uncover more about this Highland Park pioneer.) Cedarcrest (alternately “Cedar Crest”) was a neighborhood in San Antonio nestled within Highland Park. An ad in the October 21, 1928 issue of the San Antonio *Express* lists Cedarcrest as the 1300 and 1400 blocks of Hicks Avenue between New Braunfels and Palmetto, just a block south of 1322 McKinley.

1322 McKinley first appears in the 1929-30 San Antonio city directory as vacant; in the 1931 directory, William E. Calvert is listed as its resident. William and wife Martha bought the home in 1930, after selling their 1928 home in The Highlands. William worked at a local department store, and Martha taught school in the neighborhood. Martha lived at 1322 McKinley until her death in 1963.

1322 McKinley Avenue is located in the Highland Park neighborhood of San Antonio, east of the I-37 and I-10 interchange. 1322 McKinley Avenue is situated mid-block on the south side of McKinley Avenue between S Palmetto Avenue to the west and St Anthony Avenue to the east. The house sits along the west edge of the parcel with a ribbon drive along the east side of the lot and house. The house is set back from the street in line with its direct neighbors and other homes on the block. The house originally

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

featured a rear one-story, side gable, wood-frame garage, since demolished and replaced with a metal carport. Garages are found on Sanborn Maps from this block across much of the neighborhood, including the six houses directly east of 1322 McKinley Avenue and all houses that share an informal alley with 1322 McKinley Avenue.

3. Architectural Description

1322 McKinley Avenue is a one-story, single-family house built in the French Eclectic style with two discernable phases: the original structure and a rear addition. The original structure's wood frame and chimney are clad in stucco. The dominant roof form is a steep hipped roof with a turret on the primary façade; the hipped roof meets a rear side-gabled roof. All are clad in asphalt shingle. The chimney, which is taller than the dominant roof ridge, is tethered to the east hip of the roof with what is presumably an iron rod. The turret has a small windowless dormer with a design that appears to be three clay roof tiles set into the stucco. The house has a slab front porch with mosaic tile and a metal balustrade; the balustrade is not present on Google Streetview prior to 2016 and does not appear to be an original feature of the home. The primary entrance to the home is arched and appears on the east side of the porch as opposed to the front; side-facing doors are a characteristic typical of French and Tudor revivals. The rear addition has an asphalt-shingled low-slope shed roof with wood siding. Original windows have been replaced by vinyl-sash windows, also included on the addition. Historically, the ribbon drive led to a rear garage at the southeast corner of the lot, as evidenced by Sanborn Maps as late as 1951. Aerial imagery indicates the garage was demolished in 2015, replaced in 2016 by a metal carport.

4. Landmark Criteria

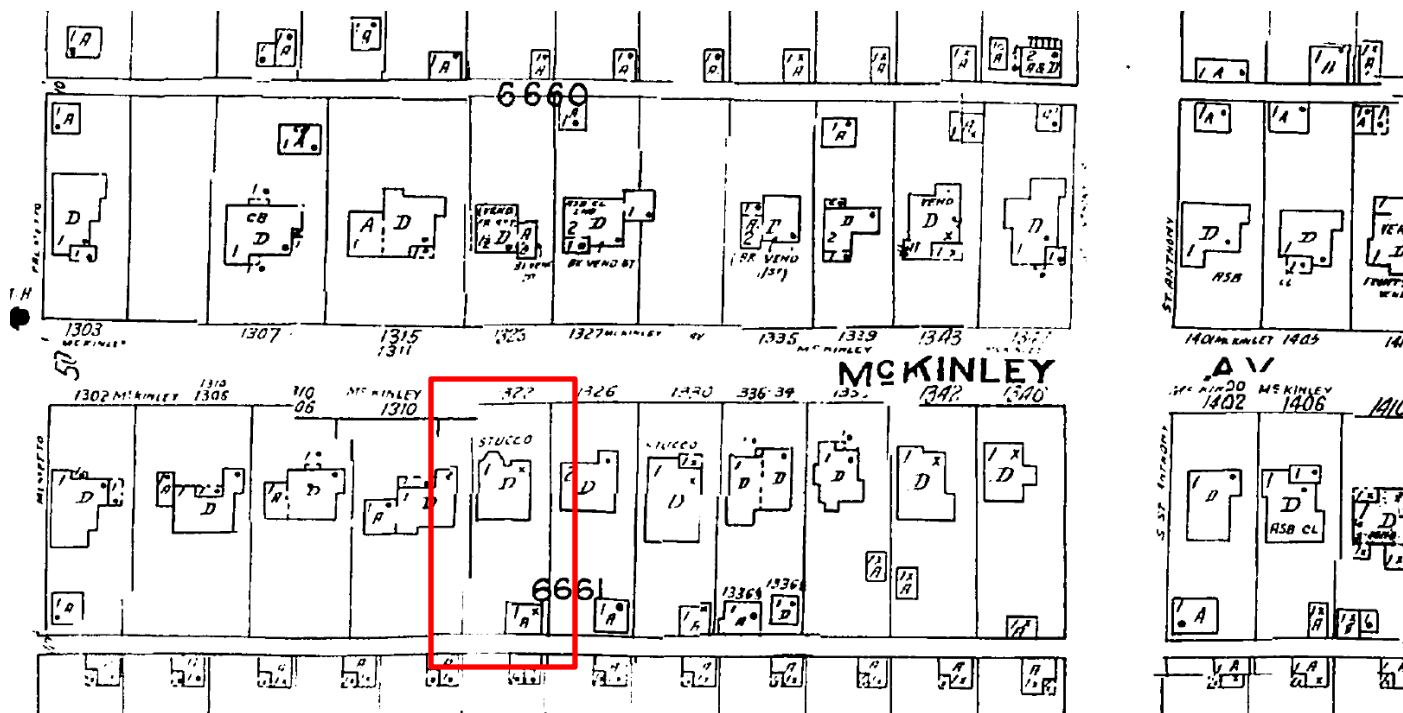
The property meets criterion 5 as a French Eclectic residence with character-defining features such as its varied roof forms, tower, tall chimney, and overall asymmetry. Notably, the main entrance is not located on the tower. It meets criterion 7 for its role as one of the first homes built on the block and the only home on the block with a tower, and its French Eclectic style that distinguishes it from the other Craftsman, Tudor, and post-war structures on its block. It also contributes to neighborhood continuity due to minimal and largely reversible interventions to its primary façade. It meets and criterion 11 because prominent and long-time southside residents William and Martha Calvert were the first owners.



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San Antonio, Texas

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COMPLETELY FURNISHED
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MIS. 6371. TR. 3635-J.

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129 Clinton, Tr. 129.

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San Antonio *Light*, 12 November 1928, p 16

rooms, perfect in every respect. W.
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\$1,000 CUT
1322 McKinley, new 6-room stucco;
draped; open 4 to 7.
PRETTIEST ON MARKET, \$4,250

San Antonio *Express*, 25 July 1929, p 21

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ranches and other city and town prop-
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W. E. Bettley, 527 Gunter Bldg. Cr.
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1322 McKinley, 6 Rooms
New stucco, beautifully draped, for
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LIST or trade your clear property for
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San Antonio *Express*, 2 August 1929, p 17

Miss Marie Pitts' Funeral Rites Set

Miss Pitts was a native of Fort Worth. She is survived by her father and mother, Mr. and Mrs. Harry Pitts.

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San Antonio *Light*, 23 November 1942, p 2

She is survived by three sisters, Mrs. George W. Armstrong Sr., of Natchez, Miss.; Miss Marie Corby, Fort Worth; Mrs. J. M. Whitworth, Clearwater, Fla., and a brother, E. L. Corby, of Crowley. Funeral services will be held Tuesday at 3 p.m. at the Robertson-Mueller-Harper Funeral Home in Fort Worth. Burial will be in Ash Creek Cemetery, Azle, Tex.

San Antonio *Express*, 11 February 1963, p 22

Statement of Significance
1322 McKinley Ave, San Antonio, TX 78210

The home was built c. 1928. The SA Light on 11/12/1928 has it listed as "A Home You'll Love" in Cedarcrest. The home was built, designed and decorated by a Miss Marie Pitts. A home being built in 1928 by a woman is unique in itself. The home is also referred to as "The House of Harmony".

The structure is designed in French Eclectic Style; it is a one-story with stucco cladding, steep hipped roof and side gables. The French Eclectic features include the exterior stucco clad chimney that is taller than the home's ridge height, a front turret, a steep hipped roof, and front porch slab with wrought iron balustrade. The front entrance is arched and faces the side, typical of French and Tutor revival homes. The turret has a decorate gable with a pentagonal shape, and decorative stone within the gable face. There are two sets of double windows on the front facade and a triple ribbon window on the left facade. The residence is set back from the street, in line with its neighbors and the other homes along the block. There is a traditional front lawn with a berm and an s-curved concrete sidewalk with two steps at the sidewalk. The concrete ribbon driveway sits to the west of the house. Colored mosaic tile is set in the cement of the front entrance and mirrored in the fireplace hearth.

Three criteria for Historic Landmark Designation for this property: 1. Its value as a visible or archaeological reminder of the cultural heritage of the community (The only house with a turret built in this style in Highland Park Estates). 2. It's identification with a person or persons who significantly contributed to the development of the community (Miss Marie Pitts was the builder of this home in 1928. It is significant that a woman was the builder and designer.) 3. It is an important example of a particular architectural type or specimen (French Eclectic or French Bohemian architecture is unique in Highland Park Estates. It is a fabulous example of this style done in a dainty almost dollhouse like way.)







