



# CITY OF SAN ANTONIO

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

August 07, 2013

**Z2013196**

**HDRC CASE NO:** 2013-231  
**ADDRESS:** 307 Lakeridge Dr  
**LEGAL DESCRIPTION:** NCB 12474 BLK 4 LOT 15  
**HISTORIC DISTRICT:** none  
**APPLICANT:** Karolen Keane 307 Lakeridge Dr  
**OWNER:** Karolen Keane  
**TYPE OF WORK:** Finding of Historic Significance

**REQUEST:**

The applicant is requesting a Finding of Historic Significance for the home at 307 Lakeridge Dr in the Oak Hills subdivision. The house was built 1955-56 as mid-century modern ranch house.

**FINDINGS:**

- a. The Keane House is an excellent example of a 1950s ranch house and is a contributing property to the Oak Hills subdivision which has been identified as eligible for historic district designation as an "area of high integrity and a fine example of car-oriented development and mid-century architecture."
- b. The Keane House has seen little alterations and has been well maintained with high integrity.
- c. The Keane House meets more than the three required criteria for landmark designation, as per the UDC Section 35-607.

**RECOMMENDATION:**

Staff recommends approval as submitted based on the findings.

**COMMISSION ACTION:**

Approved as submitted based on findings a through c.

Shanon Shea Miller  
Historic Preservation Officer

**Statement of Significance**  
**307 Lakeridge, San Antonio, TX**

Built in 1955-56 and first occupied on March 2, 1956, the Keane House is located in the Oak Hills neighborhood. Most of the Oak Hills neighborhood was originally part of a ranch belonging to the Frost banking family. The layout of Oak Hills was designed by father and son landscape designers, Hare and Hare. The rolling terrain of the neighborhood features long vistas, winding streets, and many live oaks. Oak Hills is characterized by mid-twentieth century architectural styles, with ranch houses being the most prevalent housing type. Other excellent examples of mid-century modern houses are also present.

As part of the first phase of Oak Hills, the Keane House was designed for the S. J. Keane family and was constructed by one of the neighborhood's custom builders, Walter Rock. It is a single-level ranch house on an acre of land which rises to a hill overlooking San Antonio. Large windows and wide porches on the front of the house provide a panoramic city view.

The house has had only three owners within the last fifty plus years. Mr. and Mrs. S. J. Keane and their 3 children lived in the home from 1956-1967. Mr. Keane worked at Southwest Research Institute, and Mrs. Keane taught in the San Antonio ISD. After the children went to college, the Keanes moved to a smaller home. The house was purchased by Dr. and Mrs. Bob Taylor, who lived there from 1967 to 2005. Dr. Taylor was part of the Health Science Center in the nearby South Texas Medical Center. After the death of his wife, he sold the home in 2005 to the middle child of the original occupants, Kay Keane.

The neighborhood of Oak Hills was recommended eligible for historic district designation by the Office of Historic Preservation as an "area of high integrity and a fine example of car-oriented development and mid-century architecture." As a contributing resource to the potential district and an excellent example of a 1950s ranch house, the Keane House is also eligible for individual landmark designation. The Keane House meets the following eligibility criteria for landmark designation:

**Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1]** an example of the mid-20<sup>th</sup> century suburban residential development characterizing the Oak Hills neighborhood and San Antonio in the 1950s and 1960s;

**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 [35-607(b)5]** an intact example of a mid-20<sup>th</sup> century ranch house;

**Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8];**

**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 [35-607(b)11]** an intact and excellent example of the mid-20<sup>th</sup> century suburban residential development characterizing the Oak Hills neighborhood and San Antonio in the 1950s and 1960s;

**It is an important example of a particular architectural type or specimen [35-607(b)12]** mid-20<sup>th</sup> century ranch house.