

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-239
ADDRESS: 210 McCULLOUGH
LEGAL DESCRIPTION: OASIS MEXICAN CAFE 210 MCCULLOUGH AVE INV FURN FIXT MACH EQPT SUP
ZONING: FBZ T4-2
CITY COUNCIL DIST.: 1
APPLICANT: Office of Historic Preservation
OWNER: Douglas Hair
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The Office of Historic Preservation requests a Finding of Historic Significance for the property located at 210 McCullough.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of

such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;**
 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;**
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 11. **It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;**
 12. **It is an important example of a particular architectural type or specimen.**

FINDINGS:

- a. On March 28, 2019, a demolition application was submitted to the Office of Historic Preservation by Graystreet Partners for the structure at 210 McCullough, located in the Downtown Residents Association neighborhood of District 1. OHP staff researched the property to determine potential significance and contacted the Downtown Residents Association and other neighborhood stakeholders during the 30-day review period provided by UDC 35-455.
- b. On April 2, 2019, staff of the Office of Historic Preservation determined the structure at 210 McCullough was eligible for local landmark designation, contacted the applicant and owner with this finding, and began work on a request for a finding of historic significance.
- c. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- d. **HISTORIC CONTEXT:** The structure at 210 McCullough is a single-story stone vernacular residence (now commercial) built c. 1873 by Ross Kennedy as a home for the Duffey family. Douglas Hair currently owns the property, which until recently operated as Oasis Mexican Café. The land comprising the Irish Flats was purchased by Richard Burdsall from the heirs of Jose Ygnacio Flores in June 1850. In the mid- to late 19th century, the Irish Flats area became a neighborhood of small limestone houses and gardens. The structure at 210 McCullough was once a salt-box style residence, a style characteristic of homes in the Irish Flats, as indicated on an 1873 bird's eye map of San Antonio that includes the subject structure. Despite changes to the building's footprint, the central and tallest part of the original structure is easily readable today, differentiated from more modern additions by materials, style, and massing. The structure was included in 1977 and 1981-82 Texas State historical survey and was listed as an eligible structure in the City of San Antonio's Central City Cultural Resource Inventory 1983-1986, which resulted in a collection of landmarks designated as Ordinance No. 64539 on February 12, 1987. The subject structure is listed in the inventory with an asterisk, indicating "structures to be considered individually at a later date." The case for individual designation was heard by the Board of Review for Historic Districts and Landmarks on March 13, 1989; a motion was made and seconded to designate the structure, but the motion did not pass. Eight members voted in support of designation, while two abstained.
- e. **SITE CONTEXT:** The block is bordered to the southwest by McCullough (historically 5th Street), the southeast by Avenue E, the northeast by Winter Lane (historically an unnamed alley) and to the northwest by N Alamo St (historically Avenue D). The primary façade faces southwest toward McCullough, with no more than a one-foot

setback from the right-of-way filled with grass, palms, and other landscaping. A concrete sidewalk occupies the space between the façade and the curb. There is an asphalt driveway to the southeast that intersects with the rear addition; the structure is surrounded on its three non-primary sides by asphalt surface parking.

- f. **ARCHITECTURAL DESCRIPTION:** The building can be divided into three parts: a modern addition to the front, facing McCullough St.; the middle section, which is the historic Duffy House; and a rear modern addition that looks like an infilled porch. The modern addition to the front is an end-gabled structure with a very shallow-pitched composite shingle roof. The historic portion at center is an end-gabled stucco-clad stone structure with brick chimney. The shed roof of the northernmost addition is easily readable from the rear elevation. Windows (or perhaps an open porch) are enclosed with plywood, and the building is otherwise covered in vertical wood cladding.

Character-defining features of the Irish Flats portion of 210 McCullough include stucco cladding over stone construction, the brick chimney, the side-gable roof, and its location in the Irish Flats neighborhood.

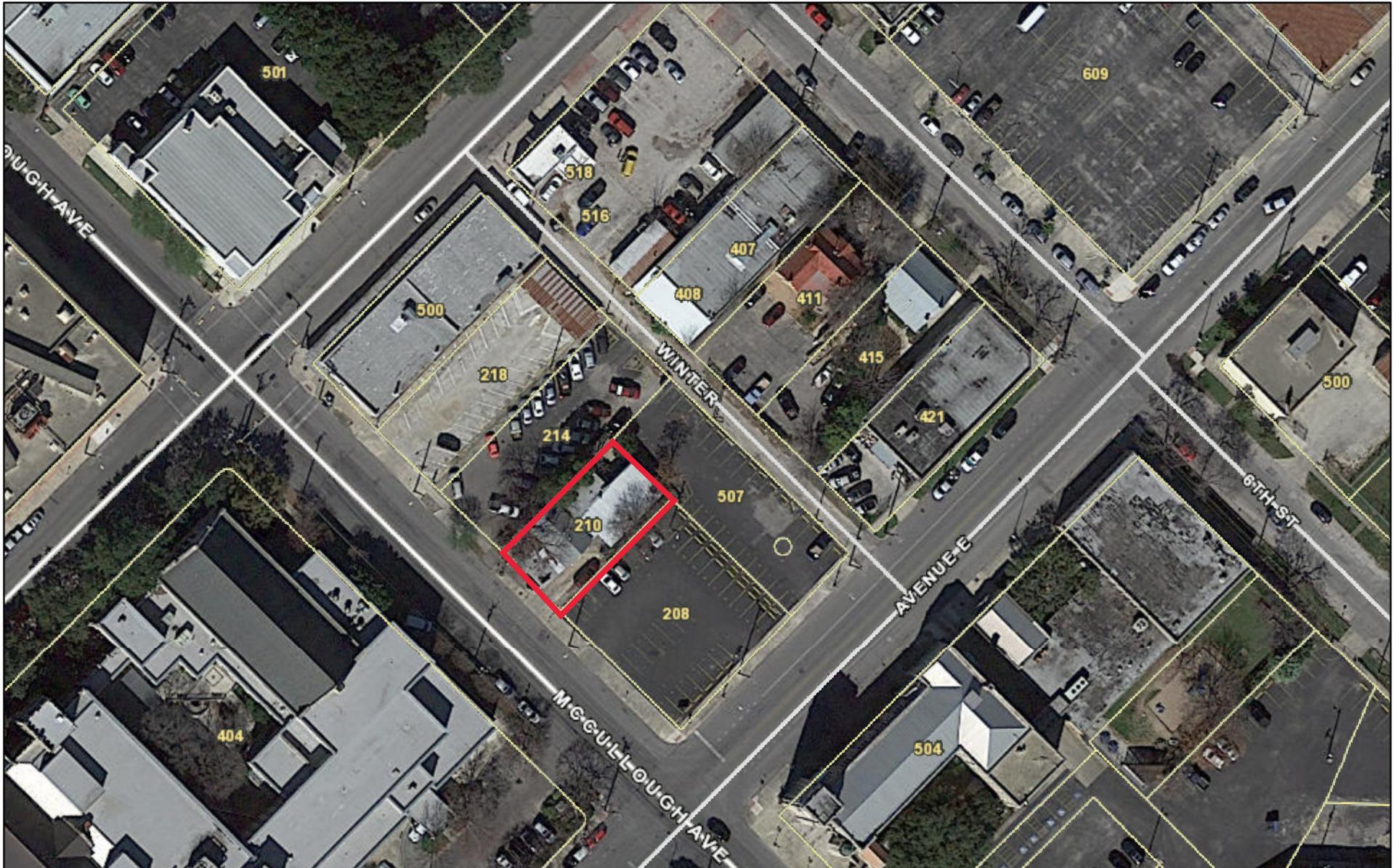
- g. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; 210 McCullough serves as a reminder and evidence of the contribution of Irish immigrants to the development of central San Antonio.
 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; the structure is an example of Texas vernacular architecture using indigenous stone in its construction.
 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the structure has remained in situ since c. 1873.
 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 structure has remained in situ since it was built c.1873 as part of the Irish Flats neighborhood, developed in the 1850s and 1860s as Irish and German families emigrated to the area and built homes.
 12. It is an important example of a particular architectural type or specimen; 210 McCullough is one of only a few remaining Irish Flats residences in San Antonio.
- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

RECOMMENDATION:

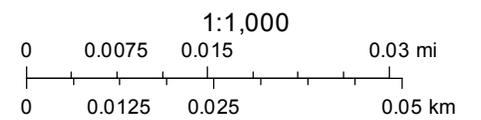
Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 210 McCullough to the Zoning Commission and to the City Council based on findings a through g.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



May 8, 2019





CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 210 McCullough

1. Application Details

Applicant: Office of Historic Preservation

Type: Finding of Historic Significance

Date Received: 2 April 2019

2. Findings

The structure at 210 McCullough is a single-story stone vernacular residence (now commercial) built c. 1873 by Ross Kennedy as a home for the Duffey family. Douglas Hair currently owns the property, which until recently operated as Oasis Mexican Café.

The period between 1820 and 1870 in the United States saw a massive wave of new residents emigrating from Europe; two-thirds of them originated in Ireland or Germany. The Irish Flats neighborhood, located just a block northeast of the Alamo, developed in the 1850s and 1860s as Irish and German families built small vernacular homes in the area. Few of these early structures remain today; those that are extant are largely designated as local landmarks.¹

The land comprising the Irish Flats was purchased by Richard Burdsall from the heirs of Jose Ygnacio Flores in June 1850. Flores inherited the property from his mother Maria Gertrudes de los Santos Coy in her 1828 will. The property, located on the east side of the San Antonio River, was described as being "above the Alamo known as the suerte de las animas bounded on the east by the Acequia Madre or mother ditch of the Alamo, on the west by the San Antonio River, on the north by a suerte of land belonging to Johnson S. Edgar and on the south by a suerte belonging to Samuel A. Maverick." The Acequia Madre flowed from the San Antonio River in present-day Brackenridge Park, ran south near present-day Fort Sam Houston, branched just above the Alamo, and rejoined in the King William area before flowing south back into the river. The acequia watered the lands both above and below the Alamo where residents raised crops and grazed their animals. In the mid- to late 19th century, the Irish Flats area became a neighborhood of small limestone houses and gardens.² The limestone was sourced locally; the railroad didn't arrive in San Antonio until 1877, so residents didn't have access to non-indigenous building materials.

According to the 1892 Sanborn, 210 McCullough was originally addressed 315 5th St. Fifth Street (now McCullough) between Avenues C and E was almost entirely residential, except for a bakery on the corner of 5th and Avenue E and Alamo Baptist Church on the corner of 5th and Avenue D.³ The neighborhood and block developed over the years to include more businesses and fewer residences; between 1896 and 1904, the two residential structures southeast of the subject structure were demolished, leaving a large empty lot, and the subject structure was readdressed 414 5th St.⁴ By 1924, Grace English Lutheran Church was built on the aforementioned empty lots. By 1951, Sanborns list the subject structure as a store addressed 515 5th St.⁵

¹ "210 McCullough Case File and Outcome" (PDF). Office of Historic Preservation. Property File: 210 McCullough.

² National Register of Historic Places Registration Form: Uhl, Gustav, House and Store (721 Avenue E). 12 August 2002.

³ Sanborn Fire Insurance Map: San Antonio, Texas. Feb. 1892, sheet 20.

⁴ Sanborn Fire Insurance Map: San Antonio, Texas. 1896, sheet 48; 1904, vol. 2, sheet 159.

⁵ Sanborn Fire Insurance Map: San Antonio, Texas. 1911-Mar.1951, vol. 2, Jan. 1951, sheet 143.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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city directories list it as a residence.⁶ The road was renamed McCullough c. 1968-69, and the subject structure readdressed once again to 210 McCullough.⁷ The current owner purchased the property in 1971.⁸

The structure at 210 McCullough was once a salt-box style residence, a style characteristic of homes in the Irish Flats, as indicated on an 1873 bird's eye map of San Antonio that includes the subject structure.⁹ While staff wasn't able to create a timeline of additions to and modifications of the structure, a September 1946 article in the *San Antonio Light* states that the Irish Flats were slated to get a "face lifting" to "make attractive additions to the downtown scene" and "to help relieve S. A. housing shortage." The article ends by assuring the reader, "Remodeling work will not destroy their individuality either."¹⁰ Despite changes to the building's footprint, the central and tallest part of the original structure is easily readable today, differentiated from more modern additions by materials, style, and massing.

The structure was included in 1977 and 1981-82 Texas State historical survey and was listed as an eligible structure in the City of San Antonio's Central City Cultural Resource Inventory 1983-1986, which resulted in a collection of landmarks designated as Ordinance No. 64539 on February 12, 1987. The subject structure is listed in the inventory with an asterisk, indicating "structures to be considered individually at a later date."¹¹ The case for individual designation was heard by the Board of Review for Historic Districts and Landmarks on March 13, 1989; a motion was made and seconded to designate the structure, but the motion did not pass. Eight members voted in support of designation, while two abstained.¹²

3. Architectural Description

The structure at 210 McCullough is a single-story stone vernacular residence (now commercial) built c. 1873. The block is bordered to the southwest by McCullough (historically 5th Street), the southeast by Avenue E, the northeast by Winter Lane (historically an unnamed alley) and to the northwest by N Alamo St (historically Avenue D). The primary façade faces southwest toward McCullough, with no more than a one-foot setback from the right-of-way filled with grass, palms, and other landscaping. A concrete sidewalk occupies the space between the façade and the curb. There is an asphalt driveway to the southeast that intersects with the rear addition; the structure is surrounded on its three non-primary sides by asphalt surface parking. A wood privacy fence runs along the most of the northwest side of the structure; disconnected sections of white picket fences can be found along the northeast and southeast sides of the structure. There are old growth trees close to the structure.

The building can be divided into three parts: a modern addition to the front, facing McCullough St.; the middle section, which is the historic Duffey House; and a rear modern addition that looks like an infilled porch. The modern addition to the front is an end-gabled structure with a very shallow-pitched composite shingle roof. An inset porch on the primary elevation is extended with a projecting gable featuring wood

⁶ City Directory: San Antonio, Texas. 1951.

⁷ City Directory: San Antonio, Texas. 1969.

⁸ Bexar County Clerk. Mary E Bachrach to Douglas L Hair. Deed book, vol. 6581, page 852, document number 147323.

⁹ "San Antonio in 1873" (map). Amon Carter Museum: Texas Bird's-Eye Views. Accessed 8 May 2019.

http://www.birdseyeviews.org/zoom.php?city=San%20Antonio&year=1873&extra_info=

¹⁰ "Remodeled Blarney." *San Antonio Light*, Thursday, 19 September 1946, p. 19.

¹¹ City of San Antonio Central City Cultural Resource Inventory 1983-1986, p. 60.

¹² Board of Review for Historic Districts and Landmarks, City of San Antonio, Texas. March 14, 1989, case no. 3876-A-27: Proposed Significant Landmark, 210 McCullough.

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posts and wood balustrade leading up low-rise concrete steps. The projecting gable is filled by a yellow sign with red and white letters reading OASIS MEXICAN FOOD. Three courses of stone flank the staircase against the skirting, which has exposed floor joist ends. The addition is clad in vertical siding painted yellow with red trim with fixed windows flanking the central recessed entrance. The composite shingle roof and brick chimney of the central, historic portion of the structure is visible above this modern addition from the right-of-way.

The southeast elevation shows all three phases of the building. On this elevation, the modern addition nearest McCullough has two fixed windows with a wall-mounted air conditioning unit between. The historic portion at center is an end-gabled stucco-clad stone structure with a vent in the peak and two one-over-one windows that have been boarded from the interior and have burglar bars on the exterior. Returns on the cornice indicate the historic house was reroofed, and this unexpected detail added as part of the work. The northern end of this elevation has the third section, a shed-roofed addition largely clad in wood lattice enclosing what appears to be a porch.

The shed roof of the northernmost addition is easily readable from the rear elevation. Windows (or perhaps an open porch) are enclosed with plywood, and the building is otherwise covered in vertical wood cladding.

The southwest portion of the northern addition is obscured by vegetation, but there appears to be fenestration in at least three places, equidistant along the addition. The central historic portion has three windows equally spaced along the elevation, the northernmost of which is slightly shorter than the others. This side of the front addition has two fixed windows.

Character-defining features of 210 McCullough include:

- Stucco cladding over stone construction
- Brick chimney
- Side-gable roof
- Location in the Irish Flats neighborhood of San Antonio

4. Landmark Criteria

The property meets the following criteria under UDC 35-607(b):

- 1: Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; 210 McCullough serves as a reminder and evidence of the contribution of Irish immigrants to the development of central San Antonio.
- 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; the structure is an example of Texas vernacular architecture using indigenous stone in its construction.
- 8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the structure has remained in situ since c. 1873.
- 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 structure has remained in situ since it was built c.1873 as part of the Irish Flats neighborhood, developed in the 1850s and 1860s as Irish and German families emigrated to the area and built homes.
- 12: It is an important example of a particular architectural type or specimen; 210 McCullough is one of only a few remaining Irish Flats residences in San Antonio.

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5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 210 McCullough meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 210 McCullough. Further research may reveal additional significance associated with this property.

As suggested in the architectural description, staff identified several non-contributing portions of this building in both the front and rear of the structure. Removal of these additions would be recommended as an appropriate treatment for this property.



Primary elevation. The roof at rear is the Irish Flats residence. Photo provided by applicant.

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Northwest elevation. Photo provided by applicant.

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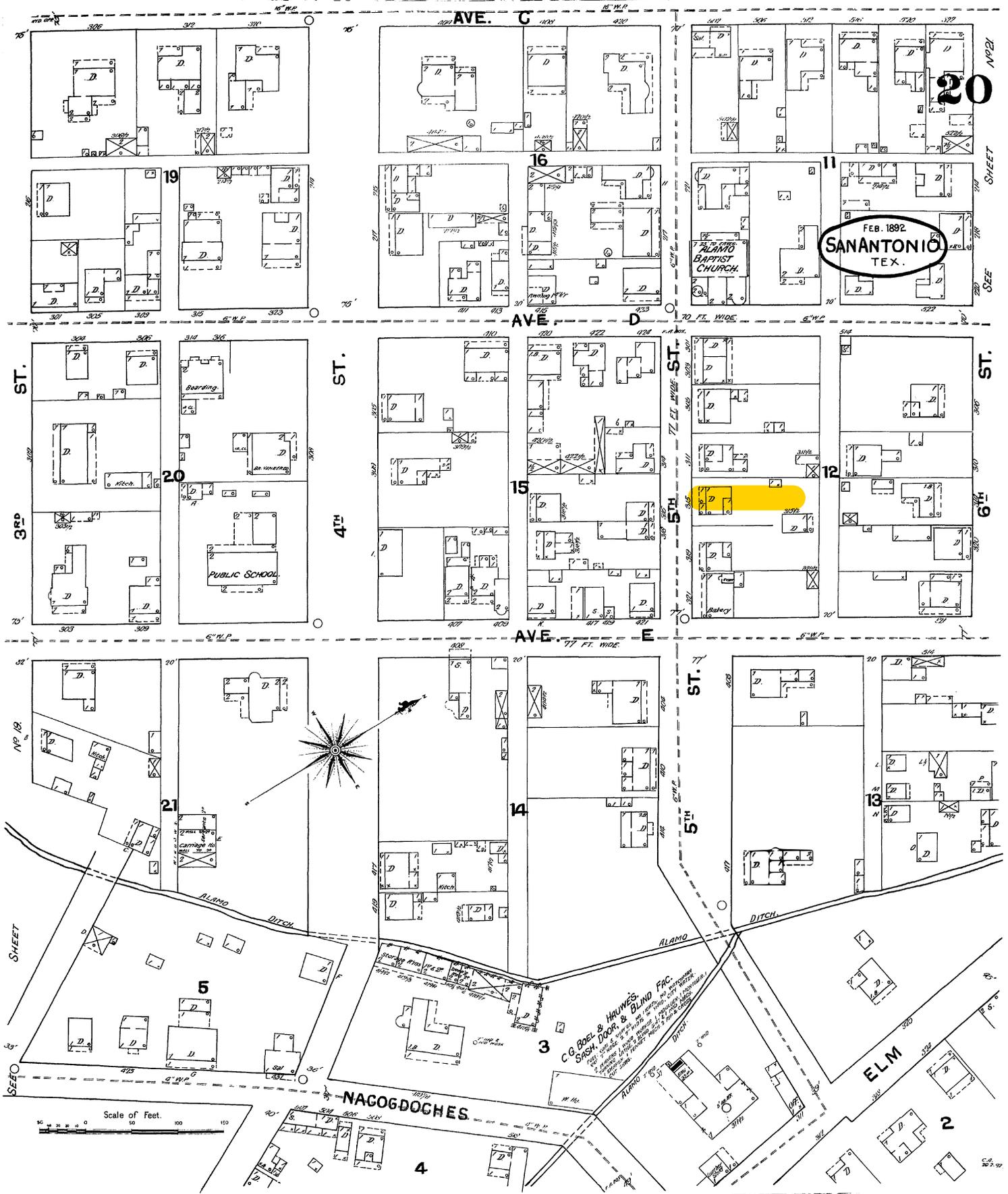
Rear elevation. Photo provided by applicant.



Southeast elevation. Photo provided by applicant.

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FEB. 1892.
SAN ANTONIO
TEX.

AVE. C

AVE. D

AVE. E

3RD ST.

4TH ST.

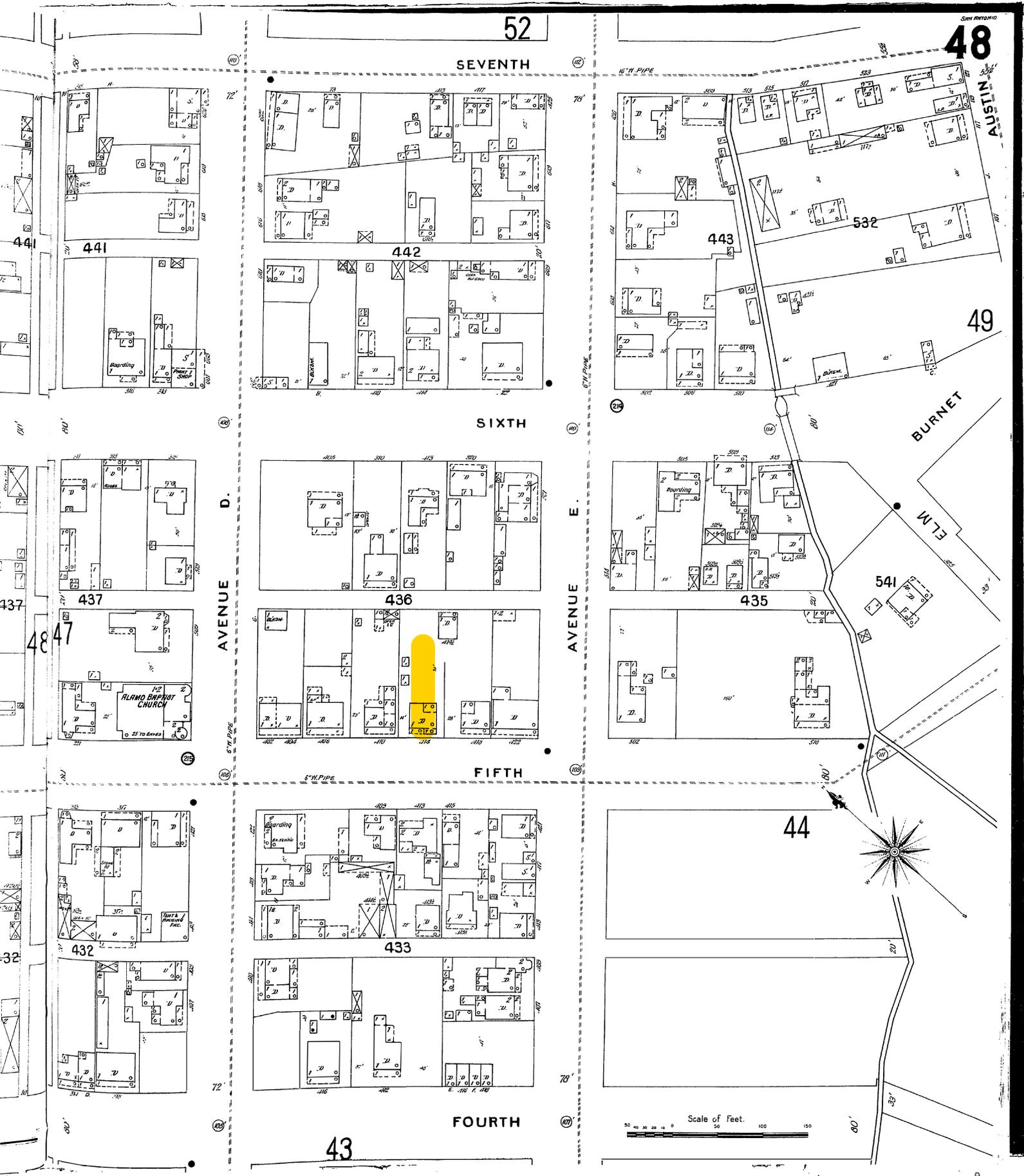
5TH ST.

6TH ST.

ELM ST.

NAGOGDOCHES

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SEVENTH

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SIXTH

FIFTH

FOURTH

AVENUE D.

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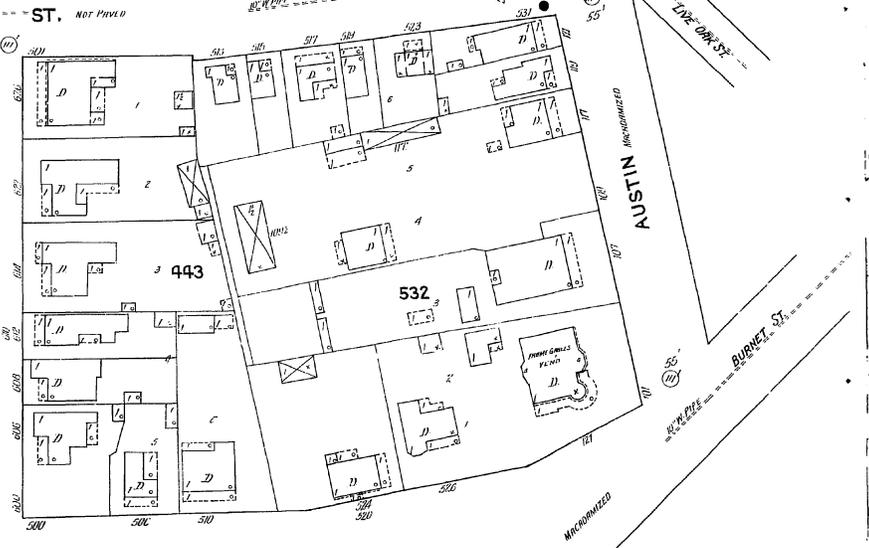
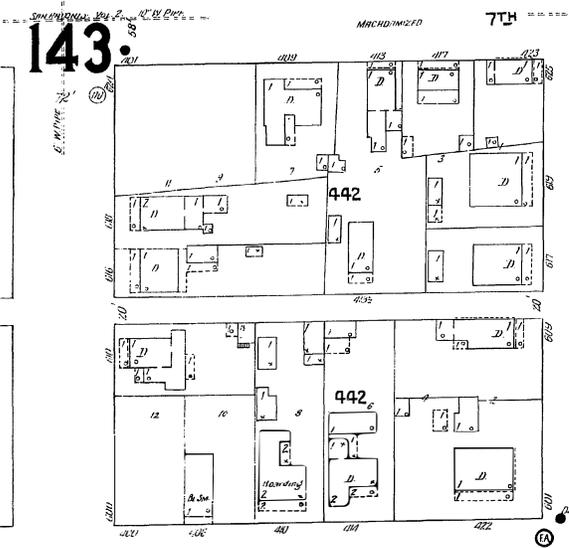
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ALMA BAPTIST CHURCH

Scale of Feet. 50 100 150

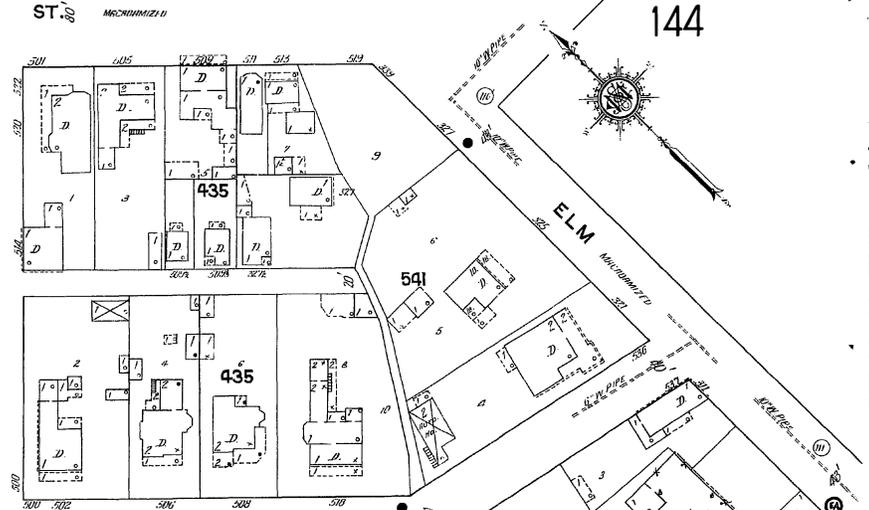
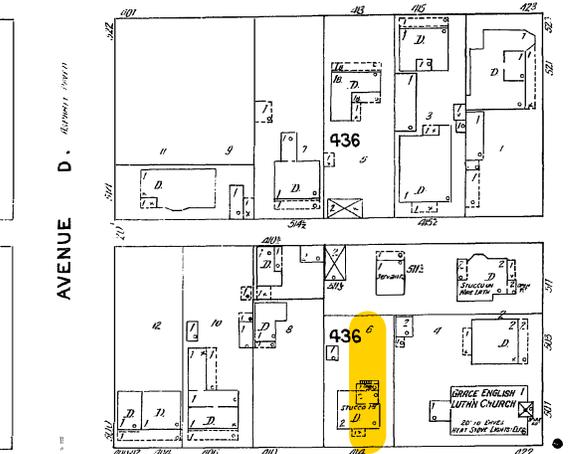
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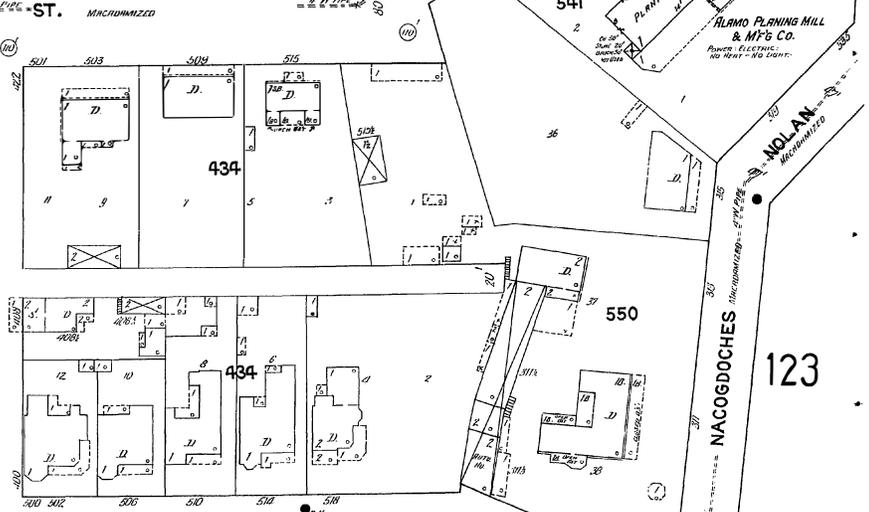
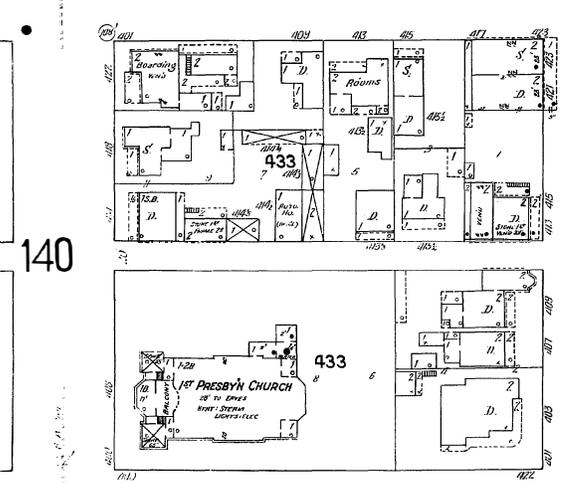
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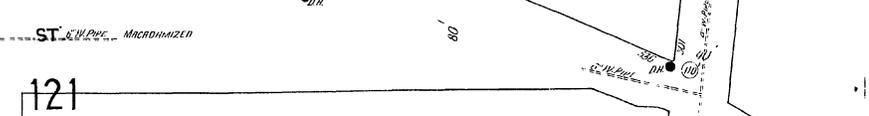
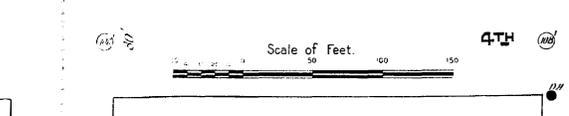
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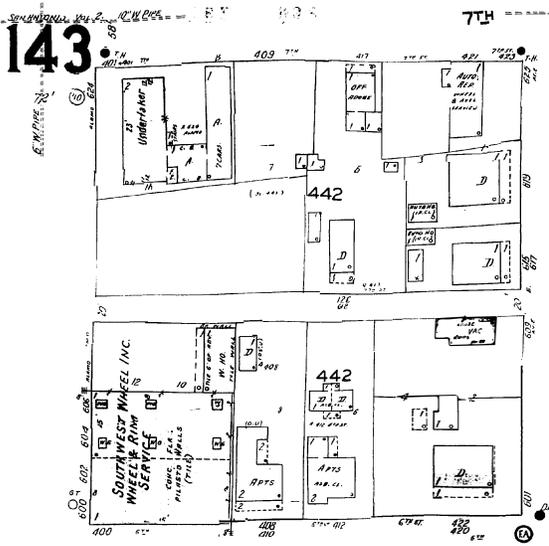


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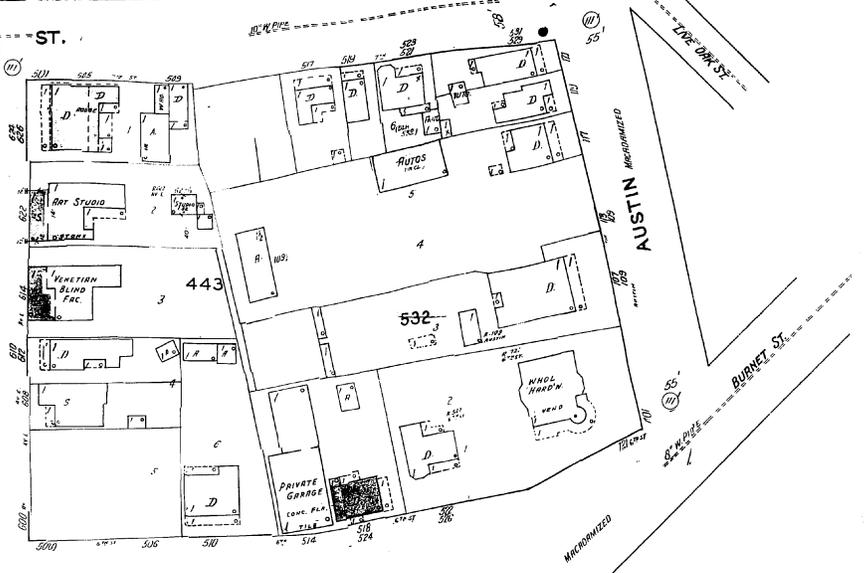
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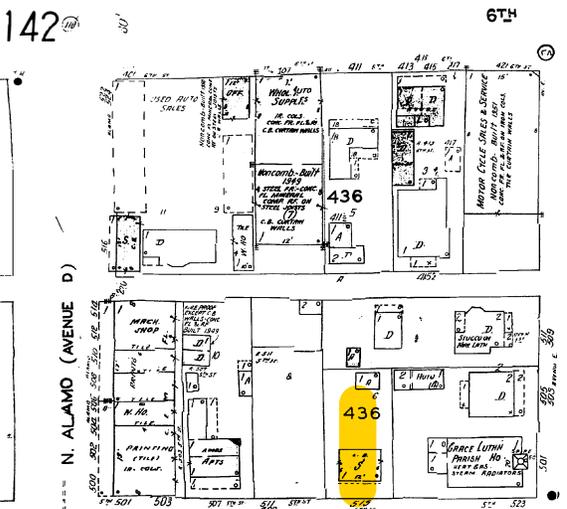
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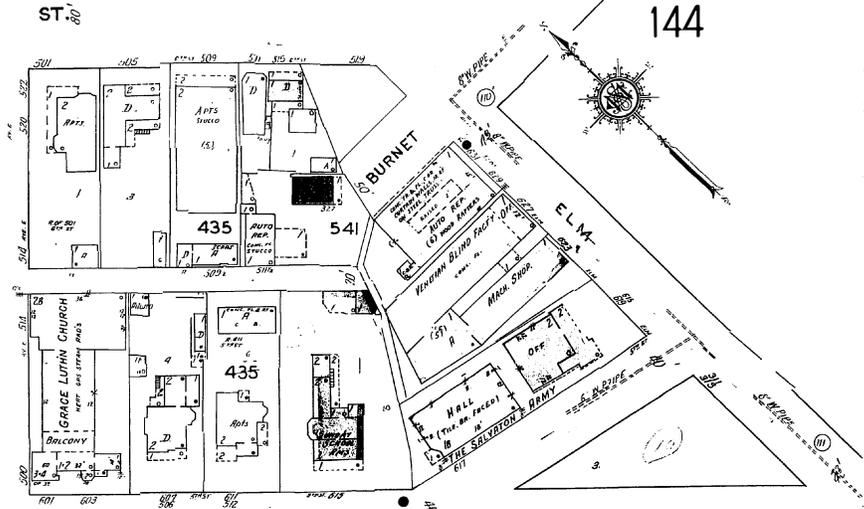
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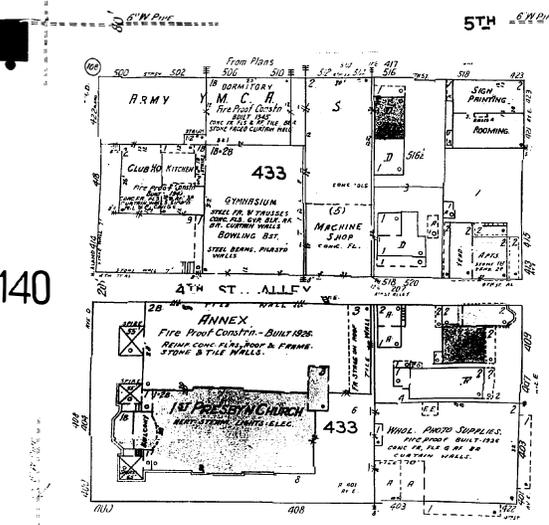


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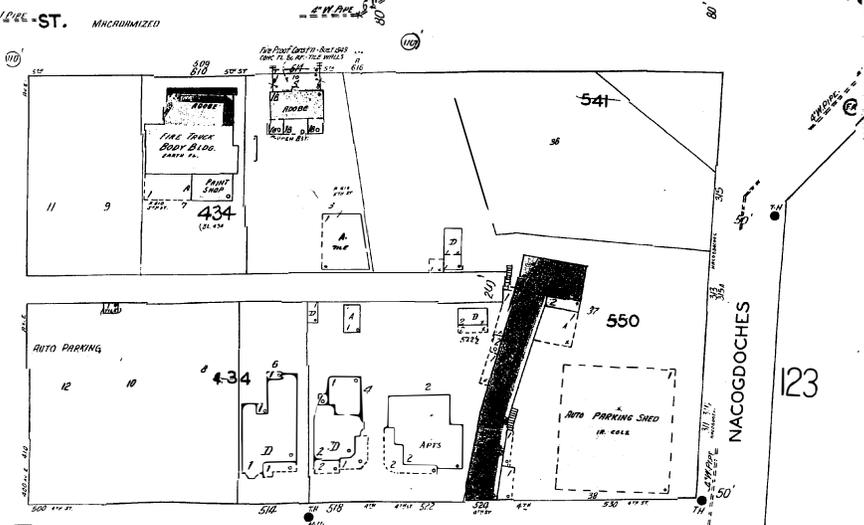


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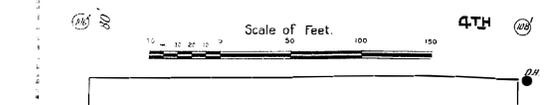


ST. 20



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1873 Bird's eye map of Irish Flats

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147323 78511

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Bexar

THAT I, MARY EVELYN BACHRACH, a ^{single} ~~female~~ sole, 107341 LS - I 450

of the County
of Bexar State of Texas for and in consideration of
the sum of \$10.00 and other good and valuable consideration DOLLARS
to me in hand paid by Grantee hereinafter named;

the receipt of which is hereby acknowledged and confessed; and the further consideration of the execution and delivery by the grantee herein of one certain promissory note, of even date herewith, in the principal amount of \$16,000.00, payable to the order of Grantor herein on terms and bearing interest as therein provided; said note containing the usual clauses as to acceleration of maturity and attorney's fees, and being additionally secured by deed of trust to NED M. WELLS, Trustee;

have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said DOUGLAS L. HAIR, a single man,

of the County of Bexar in the State of Texas
all that certain land, lying, situated and being in the County of Bexar
State of Texas, more particularly described as follows, to-wit:

WK-78511

The Southwest 91.5 feet of Lot 6, (Add. A-4), Block 12, 17th City Block 456, in the city of San Antonio, Bexar County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set in the Northeast line of 5th Street, located in a Southerly direction along the Northeast line of 5th Street at 151.28 feet from the East corner of the intersection of North Alamo and 5th Streets, this beginning point is the most westerly corner of Lot 6 and most Westerly corner of this parcel;

THENCE in a Northeasterly direction with line of fence along the Northwest line of Lot 6, a distance of 92.4 feet to point at fence corner for the most Northern corner of this parcel; this line makes an interior angle of 89° 50' with Northeast line of 5th Street;

THENCE in a Southeasterly direction with line of fence making an interior angle of 89° 46' 30" with side last described 50.66 feet to point for most Easterly corner of this parcel;

THENCE in a Southwesterly direction along the Southeast line of Lot 6, a distance of 92.05 feet to an iron pin set in the Northeast line of 5th Street for South corner of Lot 6 and the South corner of this parcel;

THENCE in a Northwesterly direction along the Northeast line of 5th Street making an interior angle of 90° 10' with side last described, a distance of 50.66 feet to the point of beginning; and being the same property conveyed to E. J. Gray, by Deed recorded in Vol. 2593, Page 570, Deed records of Bexar County, Texas.

Current taxes have been prorated and are assumed by the grantee herein.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee herein,

his heirs or assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein,

his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

BUT IT IS EXPRESSLY AGREED AND STIPULATED that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon, are fully paid, according to its face and tenor, effect and reading, when this deed shall become absolute.

EXECUTED this the 30th day of June

A. D. 19 71

Mary Evelyn Bachrach
(Mary Evelyn Bachrach)

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STATE OF TEXAS

COUNTY OF Bexar

Before me, the undersigned authority, on this day personally appeared
Mary Evelyn Bachrach, a feme sole,

known to me to be the person whose name is subscribed to the foregoing
instrument, and acknowledged to me that she executed same for the
purposes and consideration therein expressed.



Given under my hand and seal of office, this 30th day of June 19 71.

M. Quenneville
Notary Public Bexar County, Texas

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STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name _____ subscribed to the foregoing
instrument, and acknowledged to me that _____ executed same for the
purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____ 19 _____

Notary Public County, Texas

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared

President of _____
a private corporation, known to me to be the person whose name is subscribed to the foregoing instrument,
and acknowledged to me that he executed same as the act and deed of said corporation, for the purposes and
consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____ 19 _____

Notary Public County, Texas

*Return to: Douglas L. Hair
210 So. The Cullough Ave
City 78212*

1971 JUL 2 PM 4 37

RECORDS OFFICE
JAMES A. WRIGHT
COUNTY CLERK, BEXAR CO.

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STATE OF TEXAS }
COUNTY OF BEXAR }
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the DEED RECORDS
of Bexar County, Texas, as stamped hereon by me.

JUL 6 1971



James A. Wright
COUNTY CLERK
BEXAR COUNTY, TEXAS

VOL 6581 PAGE 855

Cluster _____

Exceptional
 Significant
 Not Significant

EVALUATION CHECK SHEET

Present Designation
 NR _____ SAL _____
 NRHD _____ SAHD _____
 RTHL _____ Other _____

Property Name _____ Date: ca 1850 Original Construction
 Address 210 McCullough Date: _____ Major Alterations
 Work Sector No. 10 Inventory Page No. _____
 NCB 436 Blk. _____ Lot A 11 4

Type of Resource
 District _____ Structure _____
 Site _____ Object _____
 Building _____ Other _____

	Meets Criteria	More Data Needed
a. Architecturally/Historically Significant Resources		
i. Properties that are part of a group	<input checked="" type="checkbox"/>	
ii. Contributing property in district		
iii. Unique example, but less than 50 years old		
iv. Notable examples of architecture, curiosities		
v. Associated with famous persons		
b. Culturally Significant Resources		
i. Buildings or places important for 25 years	<input checked="" type="checkbox"/>	
ii. Parks, plazas, bridges, streets, walkways, acequias, vistas, objects		
iii. Institutions important to community		
iv. Markets, commercial structure or parts of groups		
v. Archeological sites important to local social or ethnic groups	<input checked="" type="checkbox"/>	
c. Significant to the Environment of the City		
i. Related structure representing standards and tastes of specific segment of the community	<input checked="" type="checkbox"/>	
ii. Unrelated structures representing a progression of styles and functions		
iii. Objects important to life of the City, etc.		
iv. Contributes to historic character of scene, reinforcing value of more important resource in area		
v. Establishes neighborhood identity	<input checked="" type="checkbox"/>	
vi. Walkways, setback, open grass/landscaped area, special vistas		

COUNTY BEX BLOCK 550
CITY QUAD LOT S.A. 2998-133 3255-689

NAME: _____ COUNTY: Bexar
ADDRESS: 210 McCullough CITY: San Antonio
UTM: _____
ARCHITECT/BUILDER: _____ DATE: _____ PERIOD: AASV
OWNER: _____ STYLE: Stone Vernacular
THEME: _____

DESCRIPTION: Small, one-story house. Rectangular plan, gable roof. Obscured by trees, bushes, and ivy, but appears to have 3-bay facade. Central entrance w/bracketed hood (modern metal posts and railing). Molded frieze w/returns at roofline.

BUILDING MATERIAL: wall: /stucco roof: Asbestos Shingle - gabled
PHYSICAL CONDITION: Good SITE: original XX or moved _____ date: _____
ALTERATIONS: Metal posts and railings added to entrance. Re-roofed.
SIGNIFICANCE: Contextual significance but may be older than it appears. (May be late 19th century stonehouse).

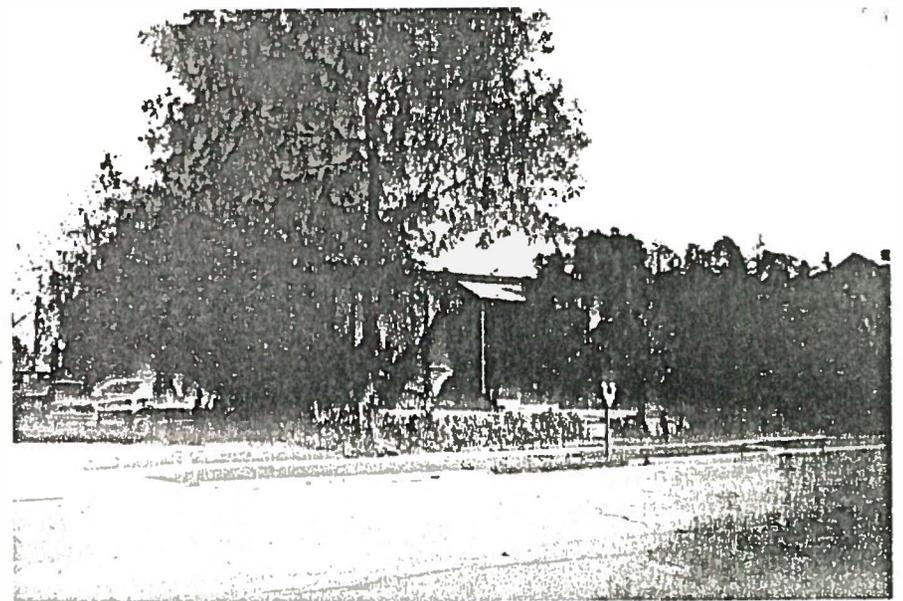
AREA OF SIGNIFICANCE: Contextual LEVEL OF SIGNIFICANCE: Local

DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: Residence PRESENT USE: Residence
RELATIONSHIP TO SURROUNDINGS: Near NW corner Ave. E & McCullough. Parking lot on W. side -
ACREAGE/BOUNDARY DESCRIPTION: omewhat isolated from adjacent buildings.

BIBLIOGRAPHIC DATA: _____
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: J. S. Clark INFORMANT: _____
DATE: 1981-82 PHOTO DATA: _____

(rev. 6-79)

*11/82 -
For Sale*



CITY OF SAN ANTONIO

CENTRAL CITY CULTURAL RESOURCE INVENTORY 1983-1986



ADOPTED BY CITY COUNCIL

ORD. NO. 64539

FEBRUARY 12, 1987



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

CENTRAL CITY
CULTURAL RESOURCES
INVENTORY
1983-1986

NOTE: ASTERISK DENOTES STRUCTURES
TO BE CONSIDERED INDIVIDUALLY
AT A LATER DATE.

*Irish Flat 127 McCullough St.	Significant
* Residential Building 210 McCullough St.	Significant
*YWCA/Regional Blood Bank 318 McCullough	Significant
First Baptist Church Complex 515 McCullough St.	Significant
First Baptist Church 515 McCullough St.	Significant
First Baptist Church: Auditorium 515 McCullough St.	Significant
First Baptist Church: Webb Hall 515 McCullough St.	Significant
* House 618 McCullough St.	Significant
House 726 McCullough St.	Significant
House 800 McCullough St.	Significant
* House 918 McCullough St.	Significant

MEDINA STREET NORTH

I & GN Depot Cluster 106-123 N. Medina St.	Exceptional
Santa Monica Hotel 106 N. Medina St.	Significant
West End Drug Store/West End Post Office 110-114 N. Medina St.	Significant
I & GN Hotel/Heimann Building 116-120 N. Medina St.	Exceptional
I & GN Depot/Missouri-Pacific Depot 123 N. Medina St.	Exceptional

BOARD OF REVIEW FOR HISTORIC DISTRICTS AND LANDMARKS
CITY OF SAN ANTONIO, TEXAS

March 13, 1989

CASE NO. 3876-A-27

Mr. Douglas Hair
210 McCullough

PROPOSED SIGNIFICANT LANDMARK

Lot A-11 & 6, Blk. -0-,
NCB 436, Zoned "I".

March 13, 1989

Applying for permission for
consideration of a landmark
designation.

MOTION made by Mr. Andrew Perez and seconded by Mr. Roberto Gonzalez
recommend that property at 210 McCullough be designated a Historically
Significant Landmark.

Eight members voting in the affirmative, two members ABSTAINING,
MOTION FAILED.



CITY OF SAN ANTONIO

P O BOX 9036
SAN ANTONIO, TEXAS 78285

January 30, 1989

Meeting On: February 13, 1989
Time: 1:30 P. M.
Place: Building Inspections
Conference Room
506 Dolorosa

Mr. Douglas Hair
103 E. Wildwood
San Antonio, TX 78212

Case No. 3876-A-27

Dear Property Owner:

As you have requested, an individual hearing has been scheduled by the Board of Review for Historic Districts and Landmarks on the recommendation that your property located at 210 McCullough be designated a significant historic landmark.

If you have any questions concerning this hearing or about historic landmark designation, please call 299-8320.

Historic Preservation Office
Department of Building Inspections

BOARD OF REVIEW FOR HISTORIC DISTRICTS AND LANDMARKS
CITY OF SAN ANTONIO, TEXAS

February 13, 1989

CASE NO. 3876-A-27 - Mr. Douglas Hair, 210 McCullough

The property located at 210 McCullough is another good example of the salt box vernacular built by the early Irish settlers. Built by Ross Kennedy for members of the Duffy family, the cottage is among the best preserved Irish Flats remaining in San Antonio.

The land that the structure is on was originally owned by a James Campbell who came to Texas in 1829. Campbell purchased land in the area in 1843 to construct homes. A Texas Ranger Captain, Campbell was later killed by Indians while scouting.

This is a small one-story house with a rectangular plan and gabled roof. A three bay facade and a central entrance with bracketed hood remaining.

In addition to listing by the Historic Sites and Structures Task Force as Historically Significant, the structure was identified in the City of San Antonio Historic Survey and in the Texas State Historic Surveys in 1977 and 1981-82.

17 April 2019

Hon. Roberto C. Trevino

City Council

Dear Councilmember Trevino:

The San Antonio Conservation Society opposes the demolition of the original house at 210 McCullough. This house is a rare surviving Irish Flats caliche block house, a defining type of 19th century architecture particular to San Antonio. While it has unfortunate additions, the structure was on the original 1982 Historic Resources Survey. We encourage preservation of the original structure and firmly oppose its demolition.

Respectfully,

Susan Beavin, President



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

November 9, 2018

Kreg Hazlett
San Antonio, Texas
dhazlett@satx.rr.com

Re: Designation Verification for 210 McCullough (NCB 436 BLK 12 SW 91.5 FT OF 6 ARB A11)

Mr. Hazlett:

After a review of Ordinances #64539 and #68210 as well as the minutes from Case 3876-A-27 heard by the Board of Review for Historic Districts and Landmarks in 1989, the landmark designation currently applied to 210 McCullough appears to be in error. The property at 210 McCullough is not designated as a local historic landmark. OHP staff will work to update the zoning map to reflect this correction.

This letter does not constitute a determination of ineligibility for future landmark designation. Per UDC Sec. 35-455, all applications for permits to demolish buildings, objects, sites, or structures not included under any other portion of this section shall be referred to the City Historic Preservation Officer for the purpose of determining whether or not the building, object, site, or structure may have historical, cultural, architectural, or archaeological significance.

Sincerely,

A handwritten signature in black ink that reads "jenny hay". The signature is written in a cursive, lowercase style.

jenny hay
Senior Management Analyst
Office of Historic Preservation



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

April 25, 2019

Douglas Hair
227 W Lullwood
San Antonio, TX 78212

RE: Eligibility for Historic Designation for 210 McCullough

Dear Mr. Hair,

The Office of Historic Preservation (OHP) reviewed your demolition request for your property located at 210 McCullough. OHP has determined that the property is eligible for historic designation. The Historic and Design Review Commission will consider a finding of historic significance for this property at their public meeting on May 15, 2019.

Our preliminary review indicates that 210 McCullough was built c. 1873 by Ross Kennedy as a residence for the Duffy family. Additional research may confirm an earlier construction date. The period between 1820 and 1870 in the US saw a massive wave of new residents emigrating from Europe; two-thirds of them originated in Ireland or Germany. The Irish Flats neighborhood, located northeast of the Alamo, developed in the 1850s and 1860s as Irish and German families built small vernacular homes in the area. Few of these early structures remain today; those that are extant are largely designated as local landmarks. 210 McCullough is distinctive example of vernacular architecture in San Antonio, featuring locally sourced stone walls and saltbox form.

This structure meets landmark criteria 1, 5, 8, 11, and 12 in accordance with the process for considering designation of a historic landmark, as outlined in the Unified Development Code (UDC Section 35-607). The City of San Antonio seeks to protect properties determined to be eligible for historic designation by providing temporary safeguards as soon as a determination of eligibility is made by the Historic Preservation Officer.

Per UDC Section 35-453, this letter serves as official notice of eligibility and thus the property is subject to interim design controls as defined in the UDC for the lesser of 180 days of this notification or action by City Council on the recommendation for designation. During this period, if you wish to perform any work on the exterior of this property, written approval from the Office of Historic Preservation is required.

OHP staff is available to assist you through this process. Please contact Jessica Anderson, jessica@SAPreservation.com or (210) 207-7984, if you have any questions about this notice.

Sincerely,

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Director and Historic Preservation Officer
Office of Historic Preservation

cc Kreg Hazlett; Peter French

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com