

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 25

HDRC CASE NO: 2015-160
ADDRESS: 311 SHANNON LEE
LEGAL DESCRIPTION: NCB 12011 BLK 3 LOT 19 & P-101 (ALLEY)
ZONING: R5
CITY COUNCIL DIST.: 1
APPLICANT: David Pulido
OWNER: City of San Antonio
TYPE OF WORK: Barbara Dr. - Drainage Project
REQUEST:

The applicant is requesting demolition of thirty-six properties with conceptual approval to create a new drainage system consisting of a trapezoidal earthen channel.

APPLICABLE CITATIONS:

UDC Section 35-642 – New Construction of Buildings and Facilities.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

FINDINGS:

- a. The existing concrete channel and underground box culvert drainage system east of McCullough Avenue will be removed and replaced with a wider and deeper earthen open channel to convey the 1% annual chance (100-year) ultimate design storm.
- b. The exact dimensions of the channel are still unknown and in the conceptual planning stages.
- c. The approximate channel length would extend from the intersection of McCullough and the existing drainage channel to the existing outfall, just south of Shannon Lee.
- d. The Texas Historical Commission has reviewed the project and has determined that no historic properties will be affected by the proposed drainage system. While demolition is irreversible and should be avoided and while many of these homes are more than fifty years of age, they have been determined ineligible for listing in the National Register of Historic Places either individually or as part of a potential historic district. In regards to this information, THC has determined that the drainage improvement project will have no adverse effect. THC has also noted that the opposite side of McCullough Ave. from the area in question lies the Shearer Hills neighborhood which has been surveyed and identified as potentially eligible for designation.
- e. This area was identified for improvements based on its location with respect to the watershed – it is at the downstream end. This area also received major damage due to a flood in May of 2013. As with all drainage projects, it is best to develop from the downstream end and work upstream. This method avoids improving an area within the watershed that would relieve that immediate area but would otherwise create adverse affects downstream of it.

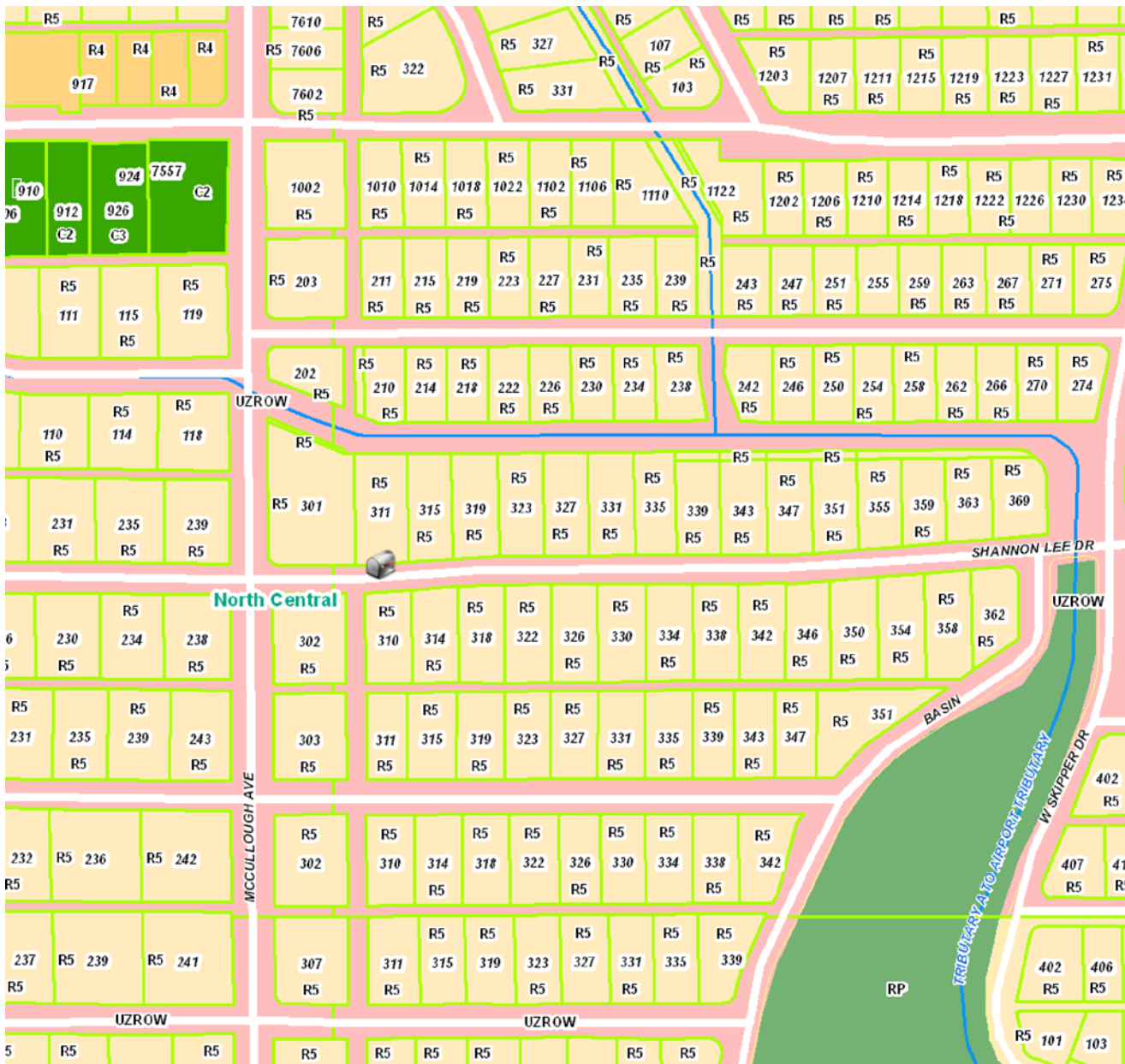
f. TCI is in the final stages of property acquisition.


RECOMMENDATION:

Staff recommends approval of the requested demolitions and conceptual approval of the drainage system project based on findings a through f.

CASE MANAGER:

Alyson Smith





Barbara Drive

Drainage Project

Printed: Apr 28, 2015

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BARBARA DRAINAGE



HISTORIC RESOURCES SURVEY REPORT, BARBARA DRIVE DRAINAGE PROJECT SAN ANTONIO, BEXAR COUNTY, TEXAS

Prepared by
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March 2015

Abstract

The City of San Antonio proposes to reduce the 100-year floodplain by improving the drainage system between Barbara Drive and Shannon Lee Street in San Antonio, Bexar County, Texas (**Figure 1** in **Appendix A**). The proposed improvement consists of eliminating the existing closed storm drain system and the incorporation of an open earthen channel. The improvement of the drainage facility would alleviate flooding in the Olmos Basin, but would require acquisition of approximately 36 properties with the associated demolition of approximately 36 houses. The project would be funded by the City of San Antonio and would be authorized with a permit from the US Army Corps of Engineers (USACE). Therefore, both the Antiquities Code of Texas and Section 106 of the National Historic Preservation Act (NHPA) apply. With this regulatory framework in mind, the goal of the investigation was to carry out a survey for previously unidentified historic resources, and evaluate the eligibility of identified resources for inclusion in the National Register of Historic Places (NRHP).

In February of 2015, Principal Investigator Emily Reed of Cox | McLain Environmental Consulting (CMEC) conducted a reconnaissance-level survey of the area of potential effect (APE), defined as parcels within and intersected by a 150-foot buffer of the proposed project area. Twenty-nine resources within the APE were surveyed in 2011 for the preliminary scope of the project and were determined to be **not eligible** for the NRHP. The State Historic Preservation Officer concurred with these findings on July 13, 2012. CMEC surveyed the remaining properties in the APE. Fifty-one historic-age resources were identified on 51 parcels. None of the resources from the reconnaissance survey are recommended eligible for inclusion in the NRHP, individually or as part of a district. Maps, contextual photographs, inventory sheets, and a summary table are included in **Appendices A-D**, respectively.

Based on the background research and field observations, no further work is recommended for the resources individually or as part of a historic district. Alterations to individual resources have negated their eligibility as sole resources or as parts of a larger group in a potential historic district.

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INTRODUCTION

Project Description

The City of San Antonio (COA) proposes to reduce the 100-year floodplain by improving the drainage system between Barbara Drive and Shannon Lee Street in San Antonio, Bexar County, Texas (**Figure 1 in Appendix A**). The proposed improvement consists of eliminating the existing closed storm drain system and the incorporation of an open earthen channel. The improvement of the drainage facility would alleviate flooding in the Olmos Basin, but would require acquisition of approximately 36 properties with the associated demolition of approximately 36 houses located within the Dellwood Manor subdivision. The project would be authorized with a permit from the US Army Corps of Engineers (USACE). Therefore, both the Antiquities Code of Texas and Section 106 of the National Historic Preservation Act (NHPA) apply to the proposed project.

Purpose of the Report

The purpose of this report is to gather information about the history of Dellwood Manor and surrounding subdivisions, to produce an inventory of historic-age properties within the area of potential Effects (APE), to determine whether properties in the APE are eligible for listing in the National Register of Historic Places (NRHP), and to evaluate the effect of the proposed project on any eligible resources. There are 90 parcels within the APE. Twenty-nine resources on 34 parcels within the APE were surveyed in 2011 for the preliminary scope of the project and were determined to be **not eligible** for the NRHP individually or as a district. The State Historic Preservation Officer (SHPO) concurred with these findings on July 13, 2012. Principal Investigator Emily Reed of Cox | McLain Environmental Consulting, Inc. (CMC) surveyed the remaining 56 parcels within the APE, based on current project plans.

RESEARCH AND SURVEY METHODOLOGY

This report was produced in accordance with the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (48 FR 44716-42). It also takes into consideration the NHPA of 1966, as amended (P.L. 96-515); the Archeological and Historical Preservation Act of 1974 (P.L. 93-291); Executive Order No. 11593 ("Protection and Enhancement of the Cultural Environment"); the Antiquities Code of Texas; and *Guidelines for Local Surveys: A Basis for Preservation Planning: National Register Bulletin #24* (National Park Service 1985).

Prior to fieldwork, Ms. Reed reviewed THC files, including the *Texas Historic Sites Atlas*, the list of State Antiquities Landmarks (SALs) and Recorded Texas Historic Landmarks (RTHLs), as well as the list of City of San Antonio Historic Landmarks and Districts. There are no previously designated resources in the project vicinity.

Several of the surrounding subdivisions in the project area have been the subject of previous study. Prewitt and Associates, Inc. (Prewitt) prepared a report entitled "Historical Resources Survey Report: Proposed Improvements at Barbara Drive" for the Bexar County Flood Control Capital Improvement Program in 2011. This report was prepared for the preliminary scope of the project, which has since been modified. The APE for the 2011 survey overlaps with the current project's APE. None of the

resources surveyed in the 2011 report, including those within the current APE, were recommended eligible for the NRHP individually or as a historic district.

Additionally, students at the University of Texas at San Antonio (UTSA) prepared a historic survey of the East Shearer Hills neighborhood in 2013. East Shearer Hills (and the students' survey area) is located west of McCullough Avenue and west of the project area. Only four properties within the APE lie within the East Shearer Hills subdivision, all of which were surveyed by Prewitt in 2011 (and thus are excluded from the current survey). However, the East Shearer Hills neighborhood study provided valuable contextual information and included copies of several area plat maps. CMEC historians reviewed the aforementioned reports and incorporated the relevant information in the historic context development.

Area of Potential Effect (APE): The APE was determined through coordination with the COSA Office of Historic Preservation (OHP) to be all parcels within and intersected by a 150-foot buffer of the project limits. The APE is depicted on **Figure 2 in Appendix A**.

Period of Significance: The period of significance is 1954 to 1970, beginning the year the first houses in the APE were constructed, and extending to 1970, 45 years prior to 2015, the date of the survey.

Fifty-six parcels were evaluated during the reconnaissance field survey. There were two non-historic age properties and three vacant parcels. Fifty-one historic-age resources were identified on 51 parcels within the APE and are keyed with individual numbers onto an aerial-based map (**Figure 2 in Appendix A**). Contextual photographs are provided in **Appendix B**, survey sheets with photographs are provided in **Appendix C**, and an inventory table with abbreviated information is provided in **Appendix D**.

EVALUATION CRITERIA

In general, in order for a resource to be deemed eligible for inclusion in the NRHP, it must be at least 50 years old and must possess historic significance and integrity. A resource's eligibility characteristics are measured using the four National Register of Historic Places criteria, and a resource must meet at least one in order to be listed:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B. Are associated with the lives of persons significant in our past, or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D. Have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

For purposes of this report, Criterion D applies to potential important information pertaining to above-ground resources only.

In order for a historic resource, district, or landscape to be determined eligible for the National Register, it must retain enough of its historic integrity to convey its significance. For the NRHP there are seven aspects of integrity:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

All seven aspects of integrity do not need to be present for eligibility as long as the overall sense of a past time and place is evident. The level of integrity required for NRHP eligibility is also different for each of the four NRHP Criteria of Significance. For example, a property eligible under Criterion C should retain the aspects of integrity linked to physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criteria A or B). However, a property that is eligible for its historical associations (Criteria A or B) should still possess sufficient integrity to be recognizable to the time or era in which it attained significance.

Occasionally, certain resources fall into categories in which they must be evaluated further using one or more of the following Criterion Considerations. If a resource identified during the reconnaissance-level survey falls into one of these categories, the following Criterion Considerations will be applied in conjunction with one or more of the four National Register criteria:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance, or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event, or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life, or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived, or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance, or
- g. A property achieving significance within the past 50 years if it is of exceptional importance (36 CFR 60.4).

HISTORIC CONTEXT

San Antonio was chartered as the seat of newly-formed Bexar County in 1837, including a 36-square mile corporate boundary based on its Spanish charter. The city grew rapidly and was the largest in the state throughout most of the second half of the 19th century and the first few decades of the 20th century. Although it was eclipsed by Dallas and Houston by 1930 in terms of population, San Antonio has grown to be the one of the largest incorporated areas in the country.¹

The original 36-mile area accommodated most of the city's growth for over one-hundred years, including early suburbs like Monte Vista and Olmos Park (both south of the project area). The Monte Vista neighborhood was established in 1882 and was promoted as a picturesque suburban residential enclave.² The northern boundary of the neighborhood, Hildebrand Avenue, was approximately the northern limit of the original city charter. Olmos Park was developed beginning in the late 1920s on a large 1,600 acre tract north of Monte Vista; its lack of sidewalks reflected the growing influence of the automobile, and its curvilinear layout was conceived in the tradition of Frederick Law Olmstead, where subdivisions were designed to respond to the natural topography and cultivate a sense of rural leisure.³ Olmos Park extended north of the City of San Antonio's limits at the time, and the development formed their own incorporated community.

The first City annexations occurred in 1940, and an intense phase of growth following World War II spurred expansion in all directions around the original city charter between 1940 and 1950.⁴ This growth was fueled by an increase in population as well as pent-up demand for housing. Several military installations had been established in San Antonio prior to and during World War I, including Fort Sam Houston, Brooks Air Force Base (AFB), and Kelly AFB. As the United States entered World War II, Lackland AFB was established, and the existing installations expanded, drawing military personnel and their families to San Antonio. In addition, many people that had been out of work due to the effects of the Depression moved into San Antonio to work as civilian labor. This movement increased the city's population by more than 60 percent between 1940 and 1950.⁵

Housing was also in short supply, as new home building had been slowed by the war effort. Returning veterans were entitled to the benefits of the Servicemen's Readjustment Act of 1944, otherwise known as the GI Bill, which financed down payments. The Federal Housing Administration's (FHA) programs made home ownership more affordable and their loan insurance policies favored new construction in the suburbs. The housing industry also experienced a shift towards merchant builders, who employed mass-production techniques, including the use of pre-cut lumber, pre-fabricated materials, standardized window and door sizes, and teams of tradesmen to complete repetitive tasks.⁶ This resulted in large

¹ T. R. Fehrenbach, "SAN ANTONIO, TX," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hds02>), accessed February 25, 2015. Uploaded on June 15, 2010. Published by the Texas State Historical Association; US Census Bureau, "Cities with 100,000 or More Population in 2000 ranked by Land Area (square miles) /1, 2000 in Rank Order," <https://www.census.gov/statab/ccdb/cit1010r.txt>

² Monte Vista National Register Historic District Nomination, 1998

³ Virginia and Lee McAlester, *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States*, 1998.

⁴ City of San Antonio, 2014. "Growth By Annexations Every Tenth Year," <http://www.sanantonio.gov/Portals/0/files/GIS/Maps/1410GG03-Annex-8.5x11.pdf>

⁵ T. R. Fehrenbach, "SAN ANTONIO, TX," Handbook of Texas Online

⁶ NCRHP Report 723: *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* Transportation Research Board (Washington DC, 2012): 66.

numbers of similar houses constructed in the postwar era. Merchant builders were also typically responsible for the development and sale of houses from start to finish. In previous decades, there were defined roles for the developer, who purchased the land and installed the infrastructure, and the builder, who constructed the home or sold lots to individuals.⁷ During the postwar era, the merchant builder paradigm allowed for the rapid platting and construction of new subdivisions across the country.

The FHA also exerted its influence on postwar suburban design in their publications on subdivision guidelines; builders and developers who followed these guidelines were more likely to secure their projects. Minimizing through-traffic was an FHA objective for ensuring a sound investment in the neighborhood. The resulting curvilinear street patterns, with cul-de-sacs and avoidance of four-way intersections, was a product of both FHA preferences for safety and stability and the continuing influence of the City Beautiful ideals evident in early 20th century subdivisions. In the postwar era, the picturesque setting and design of early suburbs for the wealthy became more accessible to middle-class home buyers. While subdivisions like Olmos Park were developed with restrictive covenants and larger lots, by mid-century, the sizes of the lots and homes were reduced while still maintaining many of the attractive aspects of the earlier era of subdivision development.

The project area, in north-central San Antonio, was annexed to the city between 1950 and 1960, in an annexation campaign that included even more land area than the 1940 to 1950 expansion.⁸ During the mid-1950s, the project area experienced a concentrated period of growth. Although East Shearer Hills (immediately adjacent to the project area on the west side of McCullough Avenue) was platted in 1948, Dellwood Manor and the immediately adjacent subdivisions (including Ridgeview, Tanglewood, Dellwood Park, and Parkledge) were platted and developed in rapid succession between 1952 and 1956 (see **Figure 3 in Appendix A**). These houses were part of the city's response to housing demand, and reflected the suburban planning ideal of a self-contained microcosm with schools, shopping, and recreation areas integrated with or in close proximity to residential neighborhoods. Harmon Kelley and Ridgeview Elementary Schools were constructed between 1955 and 1963 to serve the growing residential developments in the area. San Pedro Avenue served as a primary arterial from the area to downtown San Antonio and offered commercial amenities for the community. The mid-century development along San Pedro Avenue in the project area was dubbed the "Miracle Mile," and provided a connection to the swanky new North Star Mall, opened in 1960 at the corner of San Pedro and Loop 410 (then Military Drive). Advertisements for the subdivisions noted the upcoming development of a 27-hole golf course and other recreational facilities in the Olmos Basin. The municipal golf course just southeast of the project area opened in 1963; there are few other recreational amenities in the immediate vicinity.

Dellwood Manor, the subdivision in which the APE is located, was platted in March of 1954 by George W. Delavan Sr. and his son. The subdivision included 270 lots, all but five of which were sold to 15 different merchant builders.⁹ This model of development reflected pre-war trends, as the developer and builder operated separately. The Rosenthal Brothers builders developed the first houses in the

⁷ Ibid.

⁸ City of San Antonio, 2014. "Growth By Annexations Every Tenth Year," <http://www.sanantonio.gov/Portals/0/files/GIS/Maps/1410GG03-Annex-8.5x11.pdf>

⁹ "Rosenthal Bros. to Exhibit First Group of Homes in Dellwood Manor," *San Antonio Express and News*, June 13, 1954.

subdivision, which were completed in June of 1954.¹⁰ The Rosenthal Brothers and fellow builder Arthur Puig appear to have been the most advertised builders in the subdivision and together constructed more than half of the houses in Dellwood Manor. Advertisements for Dellwood Manor emphasized GI loans, and stated that homes could be available to veterans for only \$99 in closing costs. Almost all of the homes were constructed in the Ranch style, with either two bedrooms and a den or three bedrooms.

The Delavans also developed Dellwood Park, the first unit of which was platted in 1953 (opened July 1954), to the northwest of Dellwood Manor across McCullough Avenue (see **Figure 3**). Dellwood Park was envisioned as more upscale than Dellwood Manor, featuring 75-percent masonry clad houses and more houses with two-car garages. While Dellwood Park was advertised as “upper-bracket high elevation” development,¹¹ with houses ranging from \$23,000 to \$38,000,¹² Dellwood Manor was described as “medium price,” with home prices in the \$12,000 to \$18,000 range.¹³

With over 1,000 lots opened for development in very close proximity in a short period of time, subdivision developers and builders sought to differentiate their products to win buyers. N.O. Simmons, developer of Ridgeview (adjacent to Dellwood Manor to the north; see **Figure 3**), took out full page advertisements in the guise of newspaper articles to tout the benefits of his “Beauty Conditioned” homes, which included five aspects of “conditioning” to please the homeowner. His houses featured air conditioning (for an extra fee); “space conditioning,” including a kitchen designed with an efficient work triangle in mind; “color conditioning” with paint colors designed to “create a pleasing relief from eye strain;” “light conditioning,” featuring optimized electrical wiring and light fixtures; and “sound conditioning,” with silent light switches and separation of work and sleep areas.¹⁴ These amenities reflect several of the trends in the evolving domestic environment during the mid-20th century. From the exterior, a windshield survey of the Ridgeview subdivision determined that these houses retained a fair degree of integrity and appeared similar to the houses in Dellwood Manor, Dellwood Park, and Parkledge.

Almost all of the houses in Dellwood Manor and the surrounding subdivisions are constructed in modest examples of the Ranch style. This style was developed in Southern California in the mid-1930s and was one of the small house types built under FHA financing guidelines in the 1940s.¹⁵ As the FHA guidelines became more flexible after WWII, the Ranch style gained increasing popularity. It is characterized by a horizontal one-story shape and low-pitched roof, with the front entry typically located off-center. A garage is often attached to the main façade. Many different types and sizes of windows are found on Ranch houses, including windows manufactured in standard sizes using production methods developed during WWII. Entries are almost always recessed, either into the front façade or under a porch. Porch supports are often simple wood posts or wrought iron. Cladding materials include brick, wood, asbestos, and stone.

¹⁰ Ibid.

¹¹ “Builders to Show First Residences,” *San Antonio Express and News*, July 11, 1954.

¹² Swank Area Gets New Completions,” *San Antonio Express and News*, September 19, 1954

¹³ “Rosenthal Bros. to Exhibit First Group of Homes in Dellwood Manor,” *San Antonio Express and News*, June 13, 1954.

¹⁴ “Simmons to Show Beauty Conditioned Homes,” *San Antonio Express and News*, September 18, 1955.

¹⁵ Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, 2013.

Houses in the Contemporary style were also noted in the APE and surrounding subdivisions. This style is characterized by low-pitched gable roofs with widely overhanging eaves with roof beams exposed, windows in the gable ends, and a recessed entry.¹⁶ Unlike many earlier styles that emphasized decorative detail, the Contemporary style prioritized interior spaces and the way in which these spaces related to the outdoors. As a result, the exterior is pared down, with large areas of uninterrupted wall surface and a downplayed entrance. This style gained popularity at mid-century, occurring contemporaneously with the Ranch style. There are a few examples of Contemporary style houses in the APE, including a concentration along Sharon Drive east of Skipper Drive.

Parkledge, immediately to the south of Dellwood Manor (see **Figure 3**), was platted three years later, in 1958, and houses continued to be constructed into the late 1960s. A large portion of the houses in Parkledge are split-level houses, which became popular later than the Ranch style.

Loop 410, then known as Loop 13 was constructed in the early 1960s, following the route of the former Military Drive in the project area. By 1966, almost the entire quadrant between San Pedro Avenue and present-day US 281 was built out up to Loop 410. Loop 410 was expanded to six lanes in the 1970s, and infill development has been primarily commercial in nature.

Today, growth in San Antonio remains focused on the suburban fringe, although the downtown area is also experiencing a revitalization accompanied by restoration of historic-age properties as well as infill and redevelopment. The City of San Antonio is continuing its annexation campaigns; a proposal to add up to 66 square miles to the corporate limits in areas to the north, east, and west is currently under consideration.¹⁷

SURVEY RESULTS AND RECOMMENDATION OF DETERMINATION OF EFFECT

The results of the survey are presented below and on **Figure 2** in **Appendix A**. Survey forms for each resource are included with this report (**Appendix C**) as well as an inventory table with abbreviated information (**Appendix D**). All historic-age resources 45 years of age or older are described below. Each resource has been assessed and a recommendation has been made regarding eligibility for inclusion in the NRHP individually or as part of a district.

Because the resources evaluated in this survey are part of a postwar suburb, the National Register Bulletin *Historic Residential Suburbs* and the National Cooperative Highway Research Program's (NCHRP) *Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* were also consulted. The National Register Bulletin advises historians to consider the following aspects in making NRHP eligibility determinations for suburbs as potential historic districts:

- How the district illustrates an important aspect of America's suburbanization, and reflects the growth and historic development of the locality or metropolitan area where it is located; and

¹⁶ McAlester, 629.

¹⁷ Nathan Koppel, "San Antonio Weighs Annexation Plan," Wall Street Journal, December 21, 2014, <http://www.wsj.com/articles/san-antonio-weighs-annexation-plan-1419205551>.

- Whether the district possesses: 1) physical features characterizing it as a historic residential suburb, and 2) attributes of historic integrity conveying its association with important historic events or representing significant aspects of its historic design.

The bulletin also outlines how suburbs may meet the NRHP criteria for evaluation, as presented below.

Criterion A

- Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.
- Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II, or the racial integration of suburban neighborhoods in the 1950s.
- Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.
- Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.
- Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.

Criterion B

- Neighborhood is directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area.

Criterion C

- Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.
- Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.
- Subdivision embodies high artistic values through its overall plan or the design of entrance ways, streets, homes, and community spaces.

Criterion D

- Neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.

NCHRP Report 723 acknowledges the challenge of documenting and evaluating NRHP eligibility for the vast number of ubiquitous postwar housing developments that are 50 years old or older throughout the country. The methodology suggest that postwar houses and neighborhoods should be differentiated from other similar examples. “Not all postwar houses and neighborhoods can be significant examples of the response to housing needs following World War II. It should be understood and demonstrated that an individual residence or district is an important example representing the area of significance if there are similar properties or groups in the area.”¹⁸

¹⁸ NCHRP Report 723: *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* Transportation Research Board (Washington DC, 2012): 29.

The analyst should therefore consider whether the neighborhood or property is:

- One of the firsts of its type;
- A model that influenced other property development;
- A subdivision that introduced a new concept; and
- Distinctive from others and why.

These methodological considerations have been applied to the consideration of NRHP eligibility for the resources in the project area as a potential historic district. As will be discussed below, the majority of the houses in Dellwood Manor have lost the integrity necessary to convey their significance, due to incompatible non-historic age modifications. The houses are also modest and common examples of Ranch and Contemporary styles and no evidence was found to suggest that they were designed by notable architects; the neighborhood is not eligible as a district under Criterion C for architecture. The developers of the subdivision, George Delavan and his son, are not considered to have made important contributions to the history of San Antonio or to the suburban planning tradition. No associations with other important persons were identified; the neighborhood is not eligible for the NRHP as a district under Criterion B. Dellwood Manor is not likely to yield important information about vernacular house types, yard design, or gardening practices, and is therefore not eligible under Criterion D.

Under Criterion A, a subdivision may be eligible if it reflects an important historic trend in the development and growth of a locality or metropolitan area, has associations with important events, or introduced new conventions of community planning important in the history of suburbanization. Although Dellwood Manor was constructed in a short period of time in response to the need for housing following World War II, it is not an important example of this kind of development. It is like countless others nationwide that were constructed to meet the postwar housing demand. The Historic Context laid out several defining features of postwar subdivisions, which separated this era of suburban development from previous planning traditions, including the design of suburbs with integrated amenities to create self-contained communities; layouts with curvilinear streets and house and lot design that consciously responds to the environment; and use of the merchant builder system.

Although schools and commercial establishments were built contemporaneously or shortly following the development of Dellwood Manor, they do not possess a strong association with Dellwood Manor. Besides the golf course, there are no recreational areas in the vicinity, and the commercial centers have been expanded and renovated such that they no longer reflect their original mid-century character. The plan of Dellwood Manor is almost rectilinear and does not include cul-de-sacs or other hallmarks of this innovative type of subdivision design. The houses were also constructed with the separate developer-builder system that is more characteristic of the pre-war era.

Finally, there are many better examples of postwar subdivisions in San Antonio and even within the immediate project vicinity. East Shearer Hills, located to the west of Dellwood Manor, was evaluated with a windshield survey and study of the report produced by UTSA students. This subdivision is a more cohesive district, with better integrity and more exemplary architecture, including true rambling Ranches that occupy larger lots and are oriented with the specific attributes of the lot in mind.

Imogene Cooper, in her 2004 thesis on postwar subdivisions in San Antonio, identified several postwar subdivisions in the city that would likely be eligible for the NRHP. These subdivisions, Bel Meade, Highland Hills, Inspiration Hills, and Valley Hi, are all examples of the response to the need for postwar housing, but also possess additional significant characteristics. Bel Meade, east of Fort Sam Houston,

was laid out by the nationally known Kansas City landscaping firm of Hare and Hare and featured curving roads contoured to the natural topography, central park areas, and triangular, landscaped traffic islands.¹⁹ The Highland Hills subdivision, in southeast San Antonio, was a pioneering suburb in this quadrant of the city and has strong associations with important developers in San Antonio. The developer of Inspiration Hills included a complex set of private covenants to control development, and established one of the first mandatory homeowners associations in the city.²⁰ These subdivisions are more significant examples of postwar development in San Antonio.

Based on the foregoing, Dellwood Manor is recommended **Not Eligible** for the NRHP as a historic district.

Individual properties in the APE are discussed below. When evaluating historic-age resources, integrity is an important part of the evaluation. For those resources that no longer retain the integrity necessary to convey their significance, they are recommended Not Eligible for inclusion into the NRHP. Integrity details are noted on the survey sheet for each resource in **Appendix C**; aspects of integrity that are present are marked with an “x.” Common examples of a particular type that are common throughout Texas and/or the nation and that lack significant character-defining details are also recommended Not Eligible. Resources of similar types are grouped together and discussed as a set below; individual descriptions and evaluations are found in **Appendix C**.

Resources 1-13; 15-20, 23, 25, 26, 32-34, 36-38, 40-42, 44

Domestic/single family dwelling/house

Description: These resources are Ranch-style houses constructed between 1954 and 1957. They are modest in size, have integrated one-car garages, and most commonly feature side-gable, cross-gable or gable-on-hip roof forms. Cladding materials include brick, wood, asbestos, and stone. All of the houses have a sheltered entry, with porch features including decorative metal supports and, occasionally, integrated planters. This set of resources has undergone significant modifications, including garage enclosures, replacement of original windows, doors, and siding materials.

Evaluation: Not Eligible. Due to loss of historic materials and workmanship through non-historic age modifications, these resources no longer retain the integrity necessary to convey their significance. As a result, they are recommended Not Eligible for the NRHP.

Resources 14, 21, 22, 24, 27-29, 35, 39, 43, 45

Domestic/single family dwelling/house

Description: These resources are Ranch-style houses constructed between 1954 and 1955. They are modest in size, have integrated one-car garages, and most commonly feature side-gable, cross-gable, or gable-on-hip roof forms. Cladding materials include brick, wood, asbestos, and stone. All of the houses have a sheltered entry, with porch features including decorative metal supports and, occasionally, integrated planters. This set of resources has experienced minimal modifications that do not significantly detract from their historic character. Typically, postwar houses are not considered individually eligible unless they are designed by a master. These houses were likely constructed using plans and drawings made available to a mass market. As a result, they are common examples of their type and can found throughout Texas and the nation. Common floor plans and materials are evident between the houses,

¹⁹ Imogene Cooper, “A Preliminary Identification of Historic Postwar Residential Subdivisions in San Antonio, 1945 to 1964,” Goucher College, 2004.

²⁰ Ibid.

and research into the subdivision's history reveals that the houses were constructed by groups of builders and not independent architects.

Evaluation: Not Eligible. These Ranch houses represent a common building form constructed in large number using plans created for a mass market. As a result, they are very similar to other Ranch-style houses in the area, only varying slightly in the use of exterior materials and window, door, and garage placements. During the historic context development, no associations were identified linking any of these resources to persons or events of historic importance. As a result, they are recommended Not Eligible for the NRHP under Criterion A, B, or C.

Resources 30, 46, 48, 50

Domestic/single family dwelling/house

Description: These resources are Contemporary-style houses constructed between 1955 and 1959. They are modest in size, with integrated one-car garages or carports, commonly featuring front-gable roof forms with exposed beams, expanses of unbroken materials, and fixed glass near the roofline. This set of resources has undergone significant modifications, including garage enclosures, replacement of original windows, doors, and siding materials.

Evaluation: Not Eligible. Due to loss of historic materials and workmanship through non-historic age modifications, these resources no longer retain the integrity necessary to convey their significance. As a result, they are recommended Not Eligible for the NRHP.

Resources 31, 47

Domestic/single family dwelling/house

Description: These resources are Contemporary-style houses constructed between 1956 and 1962. Resource 32 is a cross-gable house with wood and brick cladding. The triangular windows under the eaves, exposed beams, and pierced concrete screen at the entry are characteristic of the Contemporary style. Resource 48 is a front-gable house clad in stone and wood with a carport. The large unbroken expanse of the stone wing wall, exposed rafters and panes of glass abutting them are characteristic of the Contemporary style. These resources have experienced minimal modifications that do not significantly detract from their historic character. Typically, postwar houses are not considered individually eligible unless they are designed by a master. These houses were likely constructed using plans and drawings made available to a mass market. As a result, they are common examples of their type and can found throughout Texas and the nation. Research into the subdivision's history reveals that the houses were constructed by groups of builders and not independent architects.

Evaluation: Not Eligible. These Contemporary-style houses represent a common building form constructed in large number using plans created for a mass market. As a result, they are very similar to other houses in the area, only varying slightly in the use of exterior materials and window, door, and garage or carport placements. Although these houses retain integrity, they are common examples of modest Contemporary-style houses. During the historic context development, no associations were identified linking either of these resources to persons or events of historic importance. As a result, they are recommended Not Eligible for the NRHP under Criterion A, B, or C.

Resource 49

Domestic/single family dwelling/house

Description: Resource 49 is a cross-hipped house constructed in 1959 clad in a combination of brick, asbestos, and wood siding. The front door is recessed under the wing of the house that is furthest from the street. Metal bars have been installed across the inset front porch and over the windows. The garage has been enclosed and/or expanded.

Evaluation: Not Eligible. Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Resource 51

Industry/waterworks/flood control channel

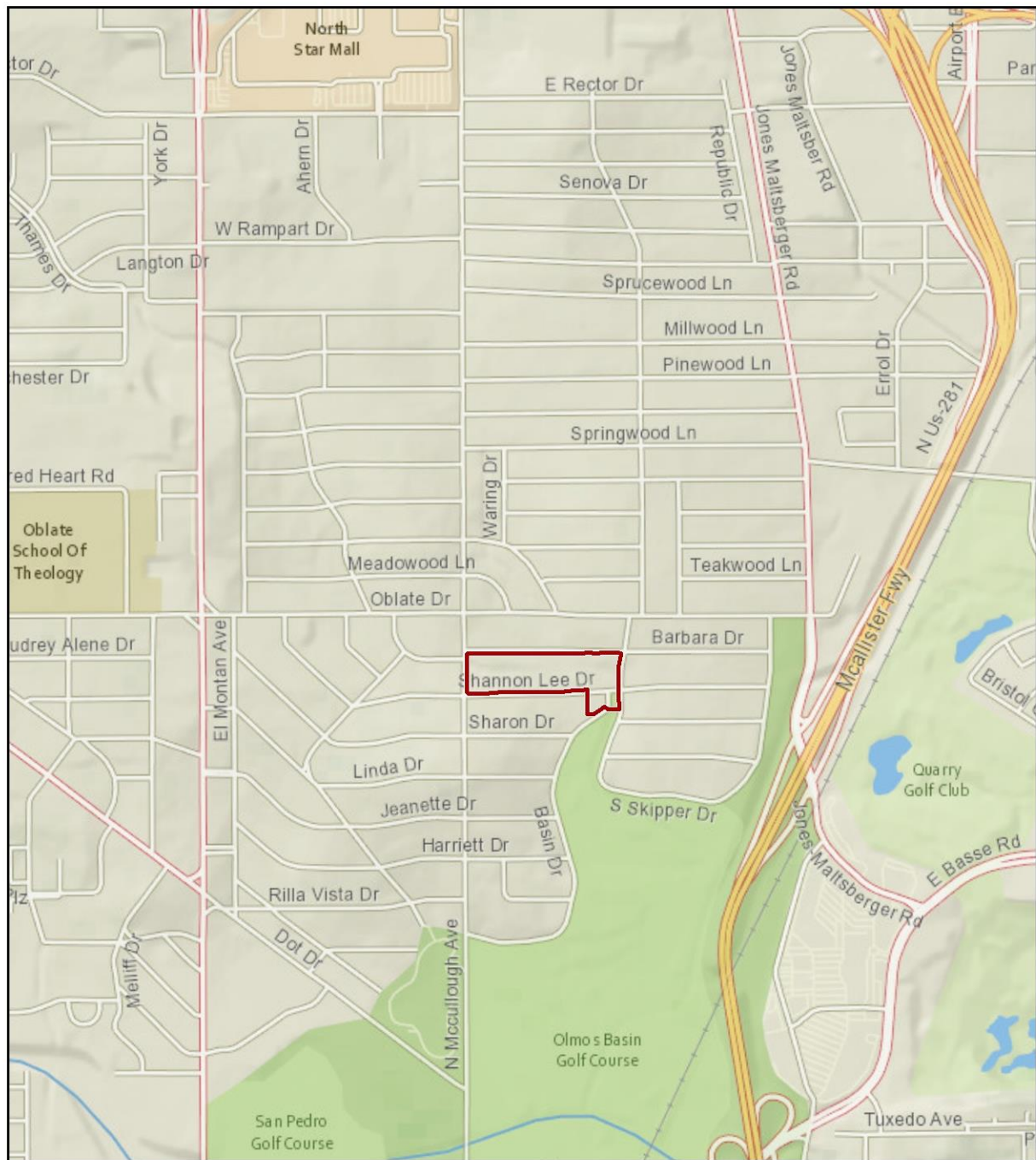
Description: Resource 51 is a flood control channel with box culvert constructed circa 1955. It is constructed of concrete, and appears to have been modified and extended several times since the mid-1950s, based on historic aerial images.

Evaluation: Not Eligible. Due to loss of historic materials and workmanship through non-historic age modifications, this utilitarian flood control channel no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

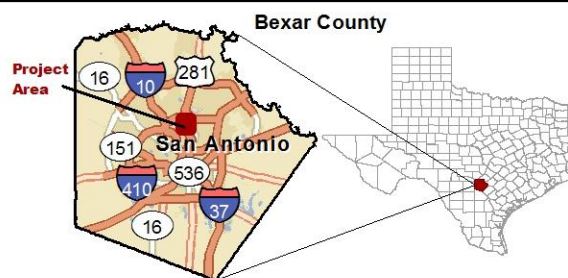
RECOMMENDATIONS

Based on the background research and field observations discussed above, no further work is recommended for the resources individually or as part of a historic district. Alterations to individual resources have negated their eligibility as sole resources or as parts of a larger group in a potential historic district.

APPENDIX A: MAPS



 Project Location



Bexar County

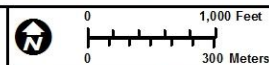


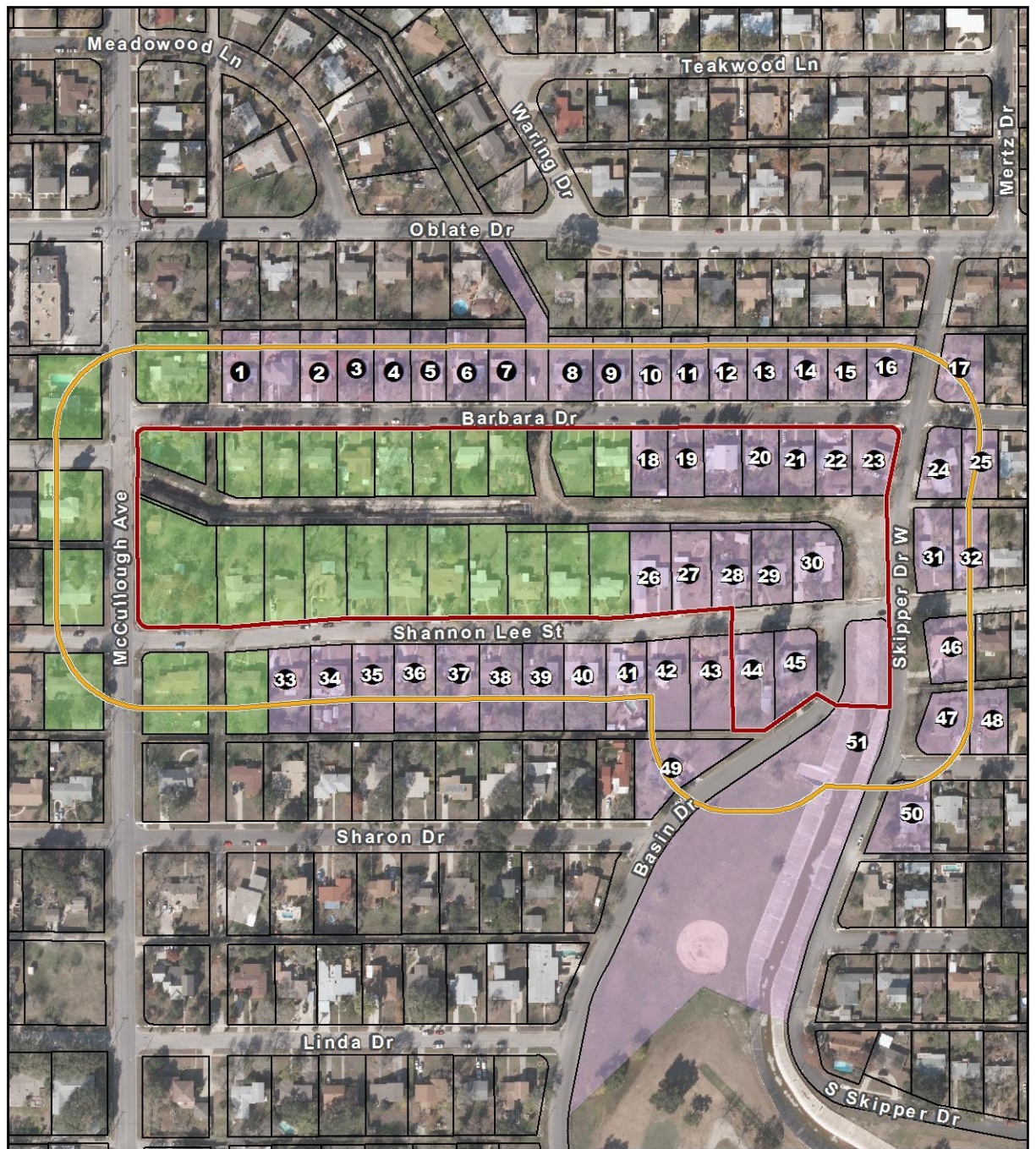
Figure 1 Project Location

 **COX | McLAIN**
Environmental Consulting

Prepared for: CoSA	1 in = 1,500 feet
Project No.: 036-003-015	Scale: 1:18,000
Prepared by: SL	Date: 2/26/2015

Basemap Source: National Geographic (2015)

G:\Projects\CityofSanAntonio\BarbaraDrive\Figure 1_Hist Proj Loc_20150226.mxd



- Project Location
- Project 150-ft APE
- Parcels
- Previously Surveyed Parcel
- Surveyed Parcel
- # Historic-Age Resource

Data Sources: BCAD (2014), CMEC (2015)
Aerial Source: CoSA (2012)

G:\Projects\City of San Antonio\Barbara Drive\Figure 2_Hist Resources_20150226.mxd

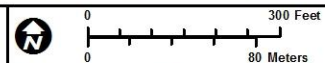
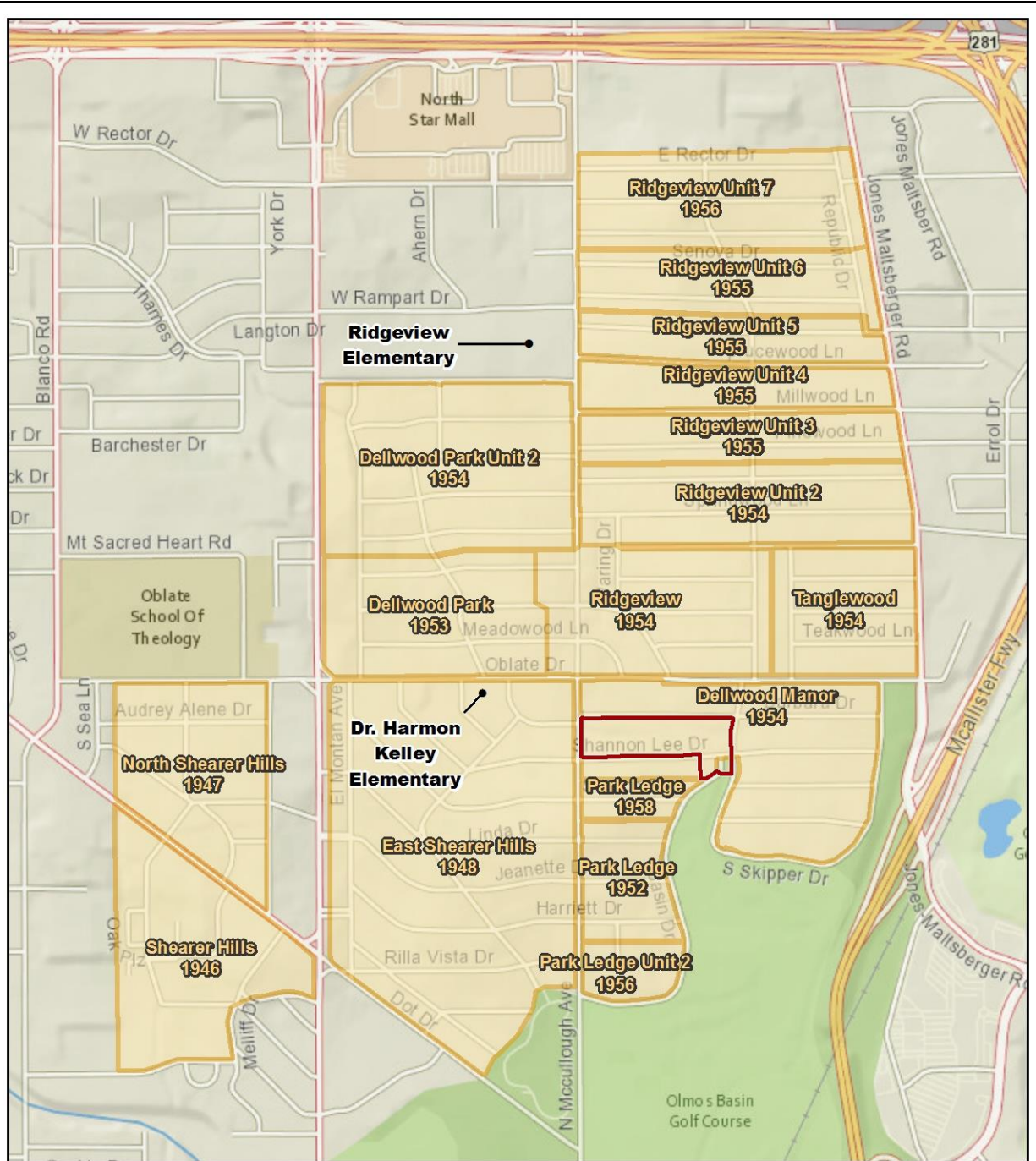


Figure 2

APE and Surveyed Historic-Age Resources

COX | McLAIN
Environmental Consulting

Prepared for: CoSA	1 in = 300 feet
Project No.: 036-003-015	Scale: 1:3,600
Prepared by: SL	Date: 3/2/2015



- Project Location
- Subdivision

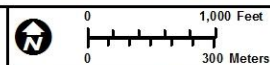


Figure 3
Project Area Subdivisions
and Year Recorded

COX | McLAIN
Environmental Consulting

Prepared for: CoSA
Project No.: 036-003-015
Prepared by: SL

1 in = 1,500 feet
Scale: 1:18,000
Date: 2/26/2015

Basemap Source: National Geographic (2015)

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APPENDIX B: CONTEXTUAL PHOTOGRAPHS



View looking east down the 200 block of Barbara Drive.



View looking west down Shannon Lee Street near intersection with Skipper Drive.



View looking west down Shannon Lee Street in the 300 block.



View looking east down Shannon Lee Street in the 300 block.

APPENDIX C: RESOURCE INVENTORY/PHOTO SHEETS

Barbara Drive Drainage Project Historic Resources Survey

Resource # 1 Bexar CAD Account # 496806 Year Built: 1954 Source: BCAD

Address: 211 Barbara Drive San Antonio Bexar County TX

Type: Building Style: Ranch Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling NRHP Eligible? No Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling Contributing to District? N/A



View of front facade of Resource 1, facing northwest.

Photo 1 date taken: 02-16-15

Description: Resource 1 is a side-gable Ranch-style house with stone siding on the front facade. The porch features a decorative metal support. The garage has been enclosed and a carport has been added in front of the former garage. The house also has replacement vinyl siding on the east and west facades and a replacement front door.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 1

Address: 211 Barbara Drive

Oblique view of Resource 1,
facing northeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 2

Bexar CAD Account # 496808

Year Built: 1954

Source: BCAD

Address: 219 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of front facade of Resource 2. Camera facing northwest.

Photo 1 date taken: 02-16-15

Description: Resource 2 is a cross-gable Ranch-style house with stone siding on the front facade. The house has an inset entrance. The garage has been enclosed and a non-historic-age carport has been added in front of the former garage. The house also has a replacement front door and non-historic age storm windows have been added.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 2

Address: 219 Barbara Drive

View of front facade of
Resource 2. Camera facing
north.

Photo 2 date taken:
02-16-15



View of front and side facade
of Resource 2. Camera facing
northeast.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 3

Bexar CAD Account # 496809

Year Built: 1954

Source: BCAD

Address: 223 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 3 facing northwest.

Photo 1 date taken: 02-16-15

Description: Resource 3 is a Ranch-style house with a gable-on-hip roof, ashlar siding, and metal casement windows. The entry porch has a shed roof and is supported by simple wood posts. The garage has been enclosed and the original front door has been replaced. A non-historic-age pergola has been constructed in lieu of a carport.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 3

Address: 223 Barbara Drive

Oblique view of Resource 3,
facing northeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 4 Bexar CAD Account # 496810 Year Built: 1954 Source: BCAD

Address: 227 Barbara Drive San Antonio Bexar County TX

Type: Building Style: Ranch Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling NRHP Eligible? No Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling Contributing to District? N/A



Oblique view of Resource 4, facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 4 is a side-gable Ranch-style house with a combination of brick, wood, and asbestos siding materials. The inset entry features a simple wood post porch support. The house has an integrated brick planter across the front facade and non-historic age replacement windows.

NRHP Justification: The replacement windows significantly diminish the appearance and integrity of the house; it no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 4

Address: 227 Barbara Drive

Oblique view of Resource 4,
facing northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 5

Bexar CAD Account # 496811

Year Built: 1954

Source: BCAD

Address: 231 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



Oblique view of Resource 5, facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 5 is a cross-gabled Ranch-style house clad in a combination of wood, stone, and asbestos siding. The house has an inset partial-width front porch supported by plain wood posts and has an integrated one-car garage. The original windows and front door have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 5

Address: 231 Barbara Drive

View of Resource 5 facing
northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 6

Bexar CAD Account # 496812

Year Built: 1954

Source: BCAD

Address: 235 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☐ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 6 facing north.

Photo 1 date taken: 02-16-15

Description: Resource 6 is a Ranch-style house with a gable-on-hip roof. It is clad in a combination of wood, stone, and asbestos siding. The house has an inset partial-width front porch supported by plain wood posts and an integrated one-car garage. The original windows and front door have been replaced; the new windows significantly detract from its historic appearance.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 6

Address: 235 Barbara Drive

Oblique view of Resource 6,
facing northwest.

Photo 2 date taken:
02-16-15



Oblique view of Resource 6,
facing northeast.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 7

Bexar CAD Account # 496813

Year Built: 1955

Source: BCAD

Address: 239 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 7 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 7 is a side-gable Ranch-style house clad in brick and wood. The house has an inset partial-width front porch with a decorative metal support and features an integrated one-car garage. The original windows have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 7

Address: 239 Barbara Drive

View of Resource 7 facing
northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 8

Bexar CAD Account # 496814

Year Built: 1954

Source: BCAD

Address: 243 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 8 facing northwest.

Photo 1 date taken: 02-16-15

Description: Resource 8 is a Ranch-style house with hipped roof. It is clad in a combination of wood, asbestos and stone siding materials. The one-car garage has been enclosed, and the original entry has been enclosed to provide more living space. The windows and front door have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 8

Address: 243 Barbara Drive

View of Resource 9 facing
northeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 9

Bexar CAD Account # 496815

Year Built: 1955

Source: BCAD

Address: 247 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 9 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 9 is a cross-gabled Ranch-style house clad in brick and vinyl siding. The partial-width inset front porch features metal support columns and integrated planter. The garage has been enclosed and the house has non-historic-age replacement vinyl siding.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 9

Address: 247 Barbara Drive

View of Resource 9 facing
northwest.

Photo 2 date taken:
02-16-15



Non-historic-age shed at rear
of Resource 9, facing
northwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 10

Bexar CAD Account # 496816

Year Built: 1955

Source: BCAD

Address: 251 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 10 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 10 is a Ranch-style house with hipped roof. It is clad in a combination of brick and asbestos siding materials. The house has an integrated one-car garage and a shed-roofed front porch with decorative metal supports. The house has non-historic-age windows.

NRHP Justification: The replacement windows significantly diminish the appearance and integrity of the house; it no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 10

Address: 251 Barbara Drive

View of Resource 10, facing
northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 11 **Bexar CAD Account #** 496817 **Year Built:** 1954 **Source:** BCAD
Address: 255 Barbara Drive San Antonio Bexar County TX
Type: Building **Style:** Ranch **Form:** Rectangular
Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association
Historic Function/ Subcategory: Domestic/ Single Dwelling **NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Domestic/ Single Dwelling **Contributing to District?** N/A



View of Resource 11 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 11 is a side-gabled Ranch-style house clad in brick and asbestos siding. The house has an interior chimney, a later addition. The slightly inset front porch has a single slanted wood support. The garage has been enclosed.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 11

Address: 255 Barbara Drive

View of Resource 11 facing
northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 12

Bexar CAD Account # 496818

Year Built: 1954

Source: BCAD

Address: 259 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 12 facing north.

Photo 1 date taken: 02-16-15

Description: Resource 12 is a cross-gable Ranch style house with stone and wood siding. The house has a partial-width inset front porch and an integrated one-car garage. The original front door, windows, and garage door have been replaced. A non-historic-age pergola has been added as a carport.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 12

Address: 259 Barbara Drive

View of Resource 12 facing
northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 13

Bexar CAD Account # 496819

Year Built: 1955

Source: BCAD

Address: 263 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 13 facing northwest.

Photo 1 date taken: 02-16-15

Description: Resource 13 is a one-story Ranch-style house with a gable-on-hip roof. It is clad in a combination of brick, wood, and asbestos siding. The partial-width front porch features a decorative metal support and an integrated planter. The garage has been enclosed and the original windows have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 13

Address: 263 Barbara Drive

View of Resource 13 facing
northeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 14

Bexar CAD Account # 496820

Year Built: 1954

Source: BCAD

Address: 267 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 14 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 14 is a side-gabled Ranch-style house clad in brick and asbestos siding with an integrated one-car garage. The house features metal casement windows and a partial-width front porch with wooden lattice porch supports.

NRHP Justification: Although the porch supports are likely not original, the house is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 14

Address: 267 Barbara Drive

View of Resource 14 facing
northeast.

Photo 2 date taken:
02-16-15



View of Resource 14 facing
northwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 15

Bexar CAD Account # 496821

Year Built: 1955

Source: BCAD

Address: 271 Barbara Drive

San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 15 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 15 is a side-gabled Ranch-style house clad in a combination of stone, brick, and wood siding materials. The house features an inset entrance and integrated garage. The original front door, garage door, and windows have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 15

Address: 271 Barbara Drive

View of Resource 15 facing
north.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 16

Bexar CAD Account # 496822

Year Built: 1954

Source: BCAD

Address: 275 Barbara Drive

San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 16 facing northwest.

Photo 1 date taken: 02-16-15

Description: Resource 16 is a side-gable Ranch-style house clad in a combination of wood, brick, and asbestos siding materials. The house has a partial-width front porch supported by plain wood posts. The garage has been enclosed, and the original windows and doors have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 16

Address: 275 Barbara Drive

View of Resource 16 facing northwest.

Photo 2 date taken:
02-16-15



View of Resource 16 facing northeast.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 17

Bexar CAD Account # 496841

Year Built: 1955

Source: BCAD

Address: 307 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 17 facing north.

Photo 1 date taken: 02-16-15

Description: Resource 17 is a side-gable Ranch-style house clad in brick and vinyl siding. The house has an integrated planter across the front facade and a partial-width front porch with decorative metal support. The house retains some original casement windows, while others have been replaced. The vinyl siding is not historic-age.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 17

Address: 307 Barbara Drive

View of Resource 17 facing
northwest.



Photo 2 date taken:
02-16-15

View of Resource 17 facing
northeast.



Photo 3 date taken:
02-16-15

Barbara Drive Drainage Project Historic Resources Survey

Resource # 18

Bexar CAD Account # 496869

Year Built: 1955

Source: BCAD

Address: 250 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 18 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 18 is a side-gabled Ranch-style house clad primarily in brick. It has an inset entry with cut-outs. A large non-historic-age carport has been constructed perpendicular to the house, and the garage appears to have been enclosed with the addition of a chimney. The windows have been covered with plywood.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 18

Address: 250 Barbara Drive

View of Resource 18 facing
southeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 19

Bexar CAD Account # 496870

Year Built: 1955

Source: BCAD

Address: 254 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 19 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 19 is a side-gable Ranch-style house clad in brick and asbestos siding. The entry is slightly inset with a decorative brick support and the house has an integrated one-car garage. The original front door and windows have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 19

Address: 254 Barbara Drive

View of Resource 19 facing
southeast.

Photo 2 date taken:
02-16-15



Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 20

Bexar CAD Account # 496872

Year Built: 1957

Source: BCAD

Address: 262 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 20 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 20 is a cross-gable Ranch-style house clad in a combination of brick and asbestos siding. The house has an inset front porch and entrance set into the L formed by the cross-gabled roof and an integrated one-car garage. The original front door and windows have been replaced, and one window is covered with plywood.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 20

Address: 262 Barbara Drive

View of Resource 20 facing
southeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 21

Bexar CAD Account # 496873

Year Built: 1955

Source: BCAD

Address: 266 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 21 facing southeast.

Photo 1 date taken: 02-16-15

Description: Resource 21 is a cross-hipped Ranch-style with stone and asbestos siding. The house has a partial-width front porch with decorative metal supports and an integrated one-car garage.

NRHP Justification: It is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 21

Address: 266 Barbara Drive

View of Resource 21 facing southwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 22 **Bexar CAD Account #** 496874 **Year Built:** 1954 **Source:** BCAD
Address: 270 Barbara Drive San Antonio Bexar County TX
Type: Building **Style:** Ranch **Form:** Rectangular
Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association
Historic Function/ Subcategory: Domestic/ Single Dwelling **NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Domestic/ Single Dwelling **Contributing to District?** N/A



View of Resource 22 facing southeast.

Photo 1 date taken: 02-16-15

Description: Resource 22 is a cross-gable Ranch-style house clad in brick and asbestos siding. The house has an inset front porch with decorative metal support and integrated one-car garage.

NRHP Justification: It is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 22

Address: 270 Barbara Drive

View of Resource 22 facing southwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 23

Bexar CAD Account # 496875

Year Built: 1954

Source: BCAD

Address: 274 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Angled

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 23 facing southeast.

Photo 1 date taken: 02-16-15

Description: Resource 23 is a Ranch-style house with gable-on-hip roof and wings that extend at a slight angle. The shed-roof entry porch features decorative metal supports and the entrance has a louvered storm door. The original windows have been replaced, and a large addition has been constructed at the rear of the house.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 23

Address: 274 Barbara Drive

View of Resource 23 facing south.



Photo 2 date taken:
02-16-15

View of Resource 23 facing southwest.



Photo 3 date taken:
02-16-15

Barbara Drive Drainage Project Historic Resources Survey

Resource # 24

Bexar CAD Account # 496908

Year Built: 1954

Source: BCAD

Address: 302 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☐ Materials ☐ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 24 facing southeast.

Photo 1 date taken: 02-16-15

Description: Resource 24 is a cross-gable Ranch-style house clad in brick and wood. The house has a partial-width front porch with decorative metal supports. The house appears to retain its original casement windows and features a curving integrated planter on the front facade. An aerial photograph from 1955 indicates that the rear footprint of the house (see Photo 2) is original. However, this portion of the house has been altered; a carport may have been enclosed.

NRHP Justification: It is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 24

Address: 302 Barbara Drive

View of Resource 24 facing northeast, showing large rear addition.

Photo 2 date taken:
02-16-15



View of Resource 24 facing southwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 25

Bexar CAD Account # 496909

Year Built: 1954

Source: BCAD

Address: 306 Barbara Drive

San Antonio

Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 25 facing southeast.

Photo 1 date taken: 02-16-15

Description: Resource 25 is a cross-gable Ranch-style house clad in stone. The entry porch is supported by a row of angled boards, creating a screening effect. The original windows have been replaced, and a large carport has been constructed in front of the one-car garage.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 25

Address: 306 Barbara Drive

View of Resource 25 facing southwest.

Photo 2 date taken:
02-16-15



View of Resource 25 facing south.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 26

Bexar CAD Account # 496895

Year Built: 1955

Source: BCAD

Address: 351 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form:

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 26 facing north.

Photo 1 date taken: 02-16-15

Description: Resource 26 is a cross-gable Ranch-style house clad in brick and vinyl siding. The inset entrance has been enclosed with metal bars and there is a large carport addition in front of the enclosed garage. All of the windows are covered in plywood.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 26

Address: 351 Shannon Lee Street

View of Resource 26 facing
northeast.

Photo 2 date taken:
02-16-15



View of Resource 26 facing
northwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 27

Bexar CAD Account # 496897

Year Built: 1955

Source: BCAD

Address: 355 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: T-plan

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 27 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 27 is a Ranch-style house with a side-gabled roof on the primary section of the house and a hipped roof with a very low pitch on the wing. The house is clad in brick and wood and has an integrated one-car garage. The entry is set into the wing. Plywood covers the garage, windows, and entrance.

NRHP Justification: It is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 27

Address: 355 Shannon Lee Street

View of Resource 27 facing
northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 28

Bexar CAD Account # 496900

Year Built: 1955

Source: BCAD

Address: 359 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☐ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 28 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 28 is a cross-gable Ranch-style house clad in stone and vinyl siding. The entry is recessed under the front gable and the partial-width porch has a decorative metal support. The house features metal casement windows and an integrated one-car garage.

NRHP Justification: The application of non-historic age vinyl siding occurs in small areas on the facades visible from the street and does not significantly detract from its character. However, this house is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the

Barbara Drive Drainage Project Historic Resources Survey

Resource # 28

Address: 359 Shannon Lee Street

View of Resource 28 facing
northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 29

Bexar CAD Account # 496902

Year Built: 1955

Source: BCAD

Address: 363 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 29 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 29 is a cross-gable Ranch-style house clad in brick, tile, and asbestos siding. The entry is recessed under the front gable and the partial-width porch has a plain wood support. The house features metal casement windows and an integrated one-car garage.

NRHP Justification: It is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 29

Address: 363 Shannon Lee Street

View of Resource 29 facing north.

Photo 2 date taken:
02-16-15



View of Resource 29 facing northwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 30

Bexar CAD Account # 496904

Year Built: 1955

Source: BCAD

Address: 369 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Contemporary Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 30 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 30 is a Contemporary-style house clad in a combination of brick, stucco, and stone. The house has multi-directional shed roof forms and a large incompatible addition to the northeast (see Photo 3). The entry is recessed and the flat-roofed front porch has plain wood supports. The original windows have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 30

Address: 369 Shannon Lee Street

View of Resource 30 facing
northwest.

Photo 2 date taken:
02-16-15



View of Resource 30 facing
west.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 31

Bexar CAD Account # 496927

Year Built: 1962

Source: BCAD

Address: 403 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Contemporary Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 31 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 31 is a cross-gable Contemporary style house, with wood and brick cladding. The triangular windows under the eaves, exposed beams, and pierced concrete screen at the entry are characteristic of the Contemporary style.

NRHP Justification: It is a common example of a modest Contemporary style house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 31

Address: 403 Shannon Lee Street

View of Resource 31 facing
northeast.



Photo 2 date taken:
02-16-15

View of Resource 31 facing
northwest.



Photo 3 date taken:
02-16-15

Barbara Drive Drainage Project Historic Resources Survey

Resource # 32

Bexar CAD Account # 496928

Year Built: 1954

Source: BCAD

Address: 407 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 32 facing northwest.

Photo 1 date taken: 02-16-15

Description: Resource 32 is a side-gable Ranch-style house clad in brick. The house has a partial-width front porch with decorative metal supports. The house retains its original metal casement windows, but the garage has been enclosed and a non-historic age carport has been constructed in front of it.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 32

Address: 407 Shannon Lee Street

View of Resource 32 facing
northeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 33

Bexar CAD Account # 496949

Year Built: 1954

Source: BCAD

Address: 314 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 33 facing south.

Photo 1 date taken: 02-16-15

Description: Resource 33 is a cross-gable Ranch-style house clad in brick with aluminum windows. The entry of the house is inset into the front gable and has a decorative metal support. The garage has been enclosed; incompatible non-historic-age French doors have replaced the original garage door.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 33

Address: 314 Shannon Lee Street

View of Resource 33 facing
southeast.

Photo 2 date taken:
02-16-15



View of Resource 33 facing
southwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 34

Bexar CAD Account # 496950

Year Built: 1955

Source: BCAD

Address: 318 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



Resource 34 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 34 is a side-gable Ranch house clad in brick and asbestos siding with aluminum windows. The house features a partial-width front porch with a decorative metal support. The garage has been enclosed and a non-historic age carport has been constructed in front of the former garage, visually dominating the front facade.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 34

Address: 318 Shannon Lee Street

View of Resource 34 facing south.

Photo 2 date taken:
02-16-15



View of Resource 34 facing southeast.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 35

Bexar CAD Account # 496951

Year Built: 1954

Source: BCAD

Address: 322 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 35 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 35 is a hipped-roof Ranch-style house with aluminum windows and integrated one-car garage. The recessed entry features side lights and the decorative front door is likely original.

NRHP Justification: It is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 35

Address: 322 Shannon Lee Street

View of Resource 35 facing
southeast.

Photo 2 date taken:
02-16-15



Resource 35 facing southwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 36

Bexar CAD Account # 496952

Year Built: ca 1955

Source: field survey

Address: 326 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 36 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 36 is a cross-gable Ranch-style house clad in stone and asbestos siding. The entry is recessed and tucked in to the front gable. The original garage or carport has been enclosed, and the original windows have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 36

Address: 326 Shannon Lee Street

View of Resource 36 facing
southeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 37

Bexar CAD Account # 496953

Year Built: 1955

Source: BCAD

Address: 330 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 37 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 37 is a cross-gable Ranch-style house clad in brick. The entry is recessed and features a decorative metal support. Iron bars have been installed over the non-historic-age replacement windows. The garage has been enclosed, and the front-gable may have been a later modification as well.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 37

Address: 330 Shannon Lee Street

View of Resource 37 facing
southeast.

Photo 2 date taken:
02-16-15



View of Resource 37 facing
south.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 38

Bexar CAD Account # 496954

Year Built: 1955

Source: BCAD

Address: 334 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 38 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 38 is a side-gable Ranch-style house clad in brick with an integrated one-car garage. The partial-width front porch is inset and features non-original turned wood supports. The house retains its original casement windows on the east facade, but the windows on the front of the house have been replaced.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 38

Address: 334 Shannon Lee Street

View of Resource 38 facing southwest.

Photo 2 date taken:
02-16-15



View of Resource 38 facing southeast.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 39

Bexar CAD Account # 496955

Year Built: 1955

Source: BCAD

Address: 338 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: L-plan

Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 39 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 39 is a cross-gable Ranch style house clad in brick and asbestos siding. The house has an integrated one-car garage and shed-roof entry porch. The house appears to retain some of its original metal casement windows, though the original front door has been replaced.

NRHP Justification: It is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 39

Address: 338 Shannon Lee Street

View of Resource 39 facing
southeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 40

Bexar CAD Account # 496956

Year Built: 1955

Source: BCAD

Address: 342 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 40 facing southeast.

Photo 1 date taken: 02-16-15

Description: Resource 40 is a cross-gabled Ranch-style house clad in brick and asbestos siding. The house features a partial-width front porch with simple wood support. The windows have been replaced with non-historic age, non-compatible dark-colored vinyl windows.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 40

Address: 342 Shannon Lee Street

View of Resource 40 facing southwest.

Photo 2 date taken:
02-16-15



View of Resource 40 facing southeast.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 41

Bexar CAD Account # 496957

Year Built: 1955

Source: BCAD

Address: 346 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 41 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 41 is a Ranch-style house with a very low pitched roof with angled side gables. The house is clad in stucco and brick and the entry porch features a simple metal support. The windows and front door have been replaced and a non-historic-age carport has been constructed in front of the garage.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 41

Address: 346 Shannon Lee Street

View of Resource 41 facing
southeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 42

Bexar CAD Account # 496958

Year Built: 1955

Source: BCAD

Address: 350 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 42 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 42 is a side-gable Ranch-style house. The entry is inset with a brick screening wall. The original windows and front door have been replaced and the garage has been enclosed.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 42

Address: 350 Shannon Lee Street

View of Resource 42 facing south.



Photo 2 date taken:
02-16-15

View of Resource 42 facing southeast.



Photo 3 date taken:
02-16-15

Barbara Drive Drainage Project Historic Resources Survey

Resource # 43

Bexar CAD Account # 496959

Year Built: 1955

Source: BCAD

Address: 354 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 43 facing southeast.

Photo 1 date taken: 02-16-15

Description: Resource 43 is a cross-hipped Ranch-style house clad in brick. The house has an inset front porch with plain wood posts and an integrated garage. The original windows and original garage door appear to have been replaced.

NRHP Justification: The replacement windows and garage door do not significantly detract from the appearance, but this resource is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 43

Address: 354 Shannon Lee Street

View of Resource 43 facing
southeast.

Photo 2 date taken:
02-16-15



View of Resource 43 facing
southwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 44

Bexar CAD Account # 496960

Year Built: 1954

Source: BCAD

Address: 358 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 44 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 44 is a cross-gable Ranch-style house clad in brick and vinyl siding. The entry is inset in the front gable and the porch features a decorative metal support and integrated planters. The windows and vinyl siding are not historic-age and the garage has been enclosed.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 44

Address: 358 Shannon Lee Street

View of Resource 44 facing
southeast.

Photo 2 date taken:
02-16-15



View of Resource 44 facing
south.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 45

Bexar CAD Account # 496961

Year Built: 1954

Source: BCAD

Address: 362 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Ranch

Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 45 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 45 is a cross-gable Ranch-style house clad in brick with wood accents. The house has an inset front porch and louvered front door. The house appears to retain its original metal casement windows.

NRHP Justification: It is a common example of a modest Ranch house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 45

Address: 362 Shannon Lee Street

View of Resource 45 facing
southeast.



Photo 2 date taken:
02-16-15

View of rear of Resource 45
facing north.



Photo 3 date taken:
02-16-15

Barbara Drive Drainage Project Historic Resources Survey

Resource # 46

Bexar CAD Account # 496974

Year Built: 1959

Source: BCAD

Address: 406 Shannon Lee Street San Antonio Bexar County TX

Type: Building

Style: Contemporary Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 46 facing southeast. Enclosed carport at right.

Photo 1 date taken: 02-16-15

Description: Resource 46 is a front-gable Contemporary house clad in a combination of wood and brick. The double-door entry is recessed under the eave and is surrounded by fixed panes of glass on two sides. This glasswork and the exposed eaves are features of the Contemporary style. There is a brick chimney at the rear. The original carport has been enclosed.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 46

Address: 406 Shannon Lee Street

View of Resource 46 facing
northeast.

Photo 2 date taken:
02-16-15



View of Resource 46 facing
southwest.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 47

Bexar CAD Account # 496993

Year Built: 1956

Source: BCAD

Address: 407 Sharon Drive

San Antonio Bexar County TX

Type: Building

Style: Contemporary Form: Rectangular

Integrity: ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 47 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 47 is a front-gable Contemporary house clad in stone and wood with a carport. The large unbroken expanse of the stone wing wall, exposed rafters and panes of glass abutting them are characteristic of the Contemporary style. The primary entry is located under the carport on the east side of the house.

NRHP Justification: It is a common example of a modest Contemporary house. During the historic context development, no associations were identified linking it to persons or events of historic importance. As a result, it is recommended Not Eligible for the NRHP under Criterion A, B, or C.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 47

Address: 407 Sharon Drive

View of Resource 47 facing
northwest.

Photo 2 date taken:
02-16-15



View of Resource 47 facing
south.

Photo 3 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 48

Bexar CAD Account # 496994

Year Built: 1955

Source: BCAD

Address: 411 Sharon Drive San Antonio Bexar County TX

Type: Building

Style: Contemporary Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 48 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 48 is a side-gable Contemporary house with its short edge oriented towards the street. The house is clad in brick and replacement vinyl siding. The original car port has been extended south towards the street, and the front entry is currently sheltered by this roofline. Metal bars have been installed on the windows on the east side of the house.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 48

Address: 411 Sharon Drive

View of Resource 48 facing
northwest.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 49

Bexar CAD Account # 496962

Year Built: 1959

Source: BCAD

Address: 351 Sharon Drive

San Antonio Bexar County TX

Type: Building

Style: None

Form: Irregularly massed

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 49 facing northwest.

Photo 1 date taken: 02-16-15

Description: Resource 49 is a cross-hip house clad in a combination of brick, asbestos, and wood siding. The front door is recessed under the wing of the house that is furthest from the street. Metal bars have been installed across the inset front porch and over the windows. The original garage has been enclosed and/or expanded.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 49

Address: 351 Sharon Drive

View of Resource 49 facing west.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 50

Bexar CAD Account # 497011

Year Built: 1956

Source: BCAD

Address: 402 Sharon Drive

San Antonio Bexar County TX

Type: Building

Style: Contemporary

Form: Rectangular

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☐ Feeling ☐ Association

Historic Function/ Subcategory: Domestic/ Single Dwelling

NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Domestic/ Single Dwelling

Contributing to District? N/A



View of Resource 50 facing southwest.

Photo 1 date taken: 02-16-15

Description: Resource 50 is a Ranch-style house with some Contemporary influences. It is clad in brick and vinyl siding and features an integrated one-car garage and bowed picture window. The porch has plain wood supports. Several of the original windows have been replaced and the vinyl siding is not compatible.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this house no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 50

Address: 402 Sharon Drive

View of Resource 50 facing
southeast.

Photo 2 date taken:
02-16-15



Barbara Drive Drainage Project Historic Resources Survey

Resource # 51 **Bexar CAD Account #** Not available **Year Built:** ca 1955 **Source:** historic aerals

Address: Shannon Lee Street San Antonio Bexar County TX

Type: Structure **Style:** None **Form:** Drainage channel

Integrity: ☒ Location ☐ Design ☒ Setting ☐ Materials ☐ Workmanship ☒ Feeling ☒ Association

Historic Function/ Subcategory: Industry/ Waterworks **NRHP Eligible?** No **Effect:** N/A

Current Function/Subcategory: Industry/ Waterworks **Contributing to District?** N/A



View of Resource 51 facing northeast.

Photo 1 date taken: 02-16-15

Description: Resource 51 is a flood control channel with box culvert. It is constructed of concrete, and appears to have been modified and extended several times since the mid-1950s, based on historic aerial images.

NRHP Justification: Due to loss of historic materials and workmanship through non-historic age modifications, this utilitarian drainage feature no longer retains the integrity necessary to convey its significance. As a result, it is recommended Not Eligible for the NRHP.

Barbara Drive Drainage Project Historic Resources Survey

Resource # 51

Address: Shannon Lee Street

View of drainage channel
looking south.



Photo 2 date taken:
02-16-15

View of drainage channel
looking west.



Photo 3 date taken:
02-16-15

APPENDIX D: RESOURCE SUMMARY TABLE

Appendix D
Tabular Inventory

Barbara Drive Drainage Project

Resource #	BCAD Account #	Yr Built	Source	Address	City	County	State	Type	Style	Form	Historic Function Subcategory	Current Function Subcategory	Individually NRHP Eligible?	Effect	Contributing to District?
1	496806	1954	BCAD	211 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
2	496808	1954	BCAD	219 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
3	496809	1954	BCAD	223 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
4	496810	1954	BCAD	227 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
5	496811	1954	BCAD	231 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
6	496812	1954	BCAD	235 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
7	496813	1955	BCAD	239 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
8	496814	1954	BCAD	243 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
9	496815	1955	BCAD	247 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
10	496816	1955	BCAD	251 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
11	496817	1954	BCAD	255 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
12	496818	1954	BCAD	259 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
13	496819	1955	BCAD	263 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
14	496820	1954	BCAD	267 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
15	496821	1955	BCAD	271 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
16	496822	1954	BCAD	275 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
17	496841	1955	BCAD	307 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
18	496869	1955	BCAD	250 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
19	496870	1955	BCAD	254 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
20	496872	1957	BCAD	262 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A

Appendix D
Tabular Inventory

Barbara Drive Drainage Project

Resource #	BCAD Account #	Yr Built	Source	Address	City	County	State	Type	Style	Form	Historic Function Subcategory	Current Function Subcategory	Individually NRHP Eligible?	Effect	Contributing to District?
21	496873	1955	BCAD	266 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
22	496874	1954	BCAD	270 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
23	496875	1954	BCAD	274 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Angled	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
24	496908	1954	BCAD	302 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
25	496909	1954	BCAD	306 Barbara Drive	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
26	496895	1955	BCAD	351 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
27	496897	1955	BCAD	355 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	T-plan	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
28	496900	1955	BCAD	359 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
29	496902	1955	BCAD	363 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
30	496904	1955	BCAD	369 Shannon Lee Street	San Antonio	Bexar	TX	Building	Contemporary	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
31	496927	1962	BCAD	403 Shannon Lee Street	San Antonio	Bexar	TX	Building	Contemporary	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
32	496928	1954	BCAD	407 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
33	496949	1954	BCAD	314 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
34	496950	1955	BCAD	318 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
35	496951	1954	BCAD	322 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
36	496952	1949	BCAD	326 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
37	496953	1955	BCAD	330 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
38	496954	1955	BCAD	334 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
39	496955	1955	BCAD	338 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	L-plan	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
40	496956	1955	BCAD	342 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A

Appendix D
Tabular Inventory

Barbara Drive Drainage Project

Resource #	BCAD Account #	Yr Built	Source	Address	City	County	State	Type	Style	Form	Historic Function Subcategory	Current Function Subcategory	Individually NRHP Eligible?	Effect	Contributing to District?
41	496957	1955	BCAD	346 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
42	496958	1955	BCAD	350 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
43	496959	1955	BCAD	354 Shannon Lee street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
44	496960	1954	BCAD	358 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
45	496961	1954	BCAD	362 Shannon Lee Street	San Antonio	Bexar	TX	Building	Ranch	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
46	496974	1959	BCAD	406 Shannon Lee Street	San Antonio	Bexar	TX	Building	Contemporary	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
47	496993	1956	BCAD	407 Sharon Drive	San Antonio	Bexar	TX	Building	Contemporary	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
48	496994	1955	BCAD	411 Sharon Drive	San Antonio	Bexar	TX	Building	Contemporary	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
49	496962	1959	BCAD	351 Sharon Drive	San Antonio	Bexar	TX	Building	None	Irregularly massed	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
50	497011	1956	BCAD	402 Sharon Drive	San Antonio	Bexar	TX	Building	Contemporary	Rectangular	Domestic/ Single Dwelling	Domestic/ Single Dwelling	No	N/A	N/A
51	Not Available	ca 1955	historic aerals	Shannon Lee Street	San Antonio	Bexar	TX	Structure	None	Drainage channel	Industry/ Waterworks	Industry/ Waterworks	No	N/A	N/A

TEXAS HISTORICAL COMMISSION
real places telling real stories

March 16, 2015

Adriana Ziga
City of San Antonio
Office of Historic Preservation
1901 S. Alamo
San Antonio, TX 78204

Re: Project review under Section 106 of the National Historic Preservation Act of 1966, Drainage improvement project between Barbara Drive and Shannon Lee Street, San Antonio, Bexar County (HUD/106, THC #201506472)

Dear Ms. Ziga:

Thank you for your correspondence describing the above-referenced project. This letter serves as comment on the proposed undertaking from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission.

The review staff, led by Charles Peveto and Sara Ludueña, has completed its review and has determined that **no historic properties will be affected** by the proposed drainage project, which will require demolition of thirty-six homes in an area just east of McCullough Ave. and north of the Olmos Basin Golf Course. While demolition is irreversible and should be avoided and while many of these homes are more than fifty years of age, they have been determined **ineligible** for listing in the National Register of Historic Places either individually or as part of a potential historic district. Given this determination, the proposed drainage improvement project will have **no adverse effect**. It is important to note in this case that on the opposite side of McCullough Ave. from the area in question lies the Shearer Hills neighborhood which has been surveyed and identified as potentially eligible for designation as a historic district for its largely intact collection of Mid-Century Modern homes.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this federal review process, and for your efforts to preserve the irreplaceable heritage of Texas. **If you have any questions concerning our review or if we can be of further assistance, please contact Sara Ludueña at 512/463-8952.**

Sincerely,



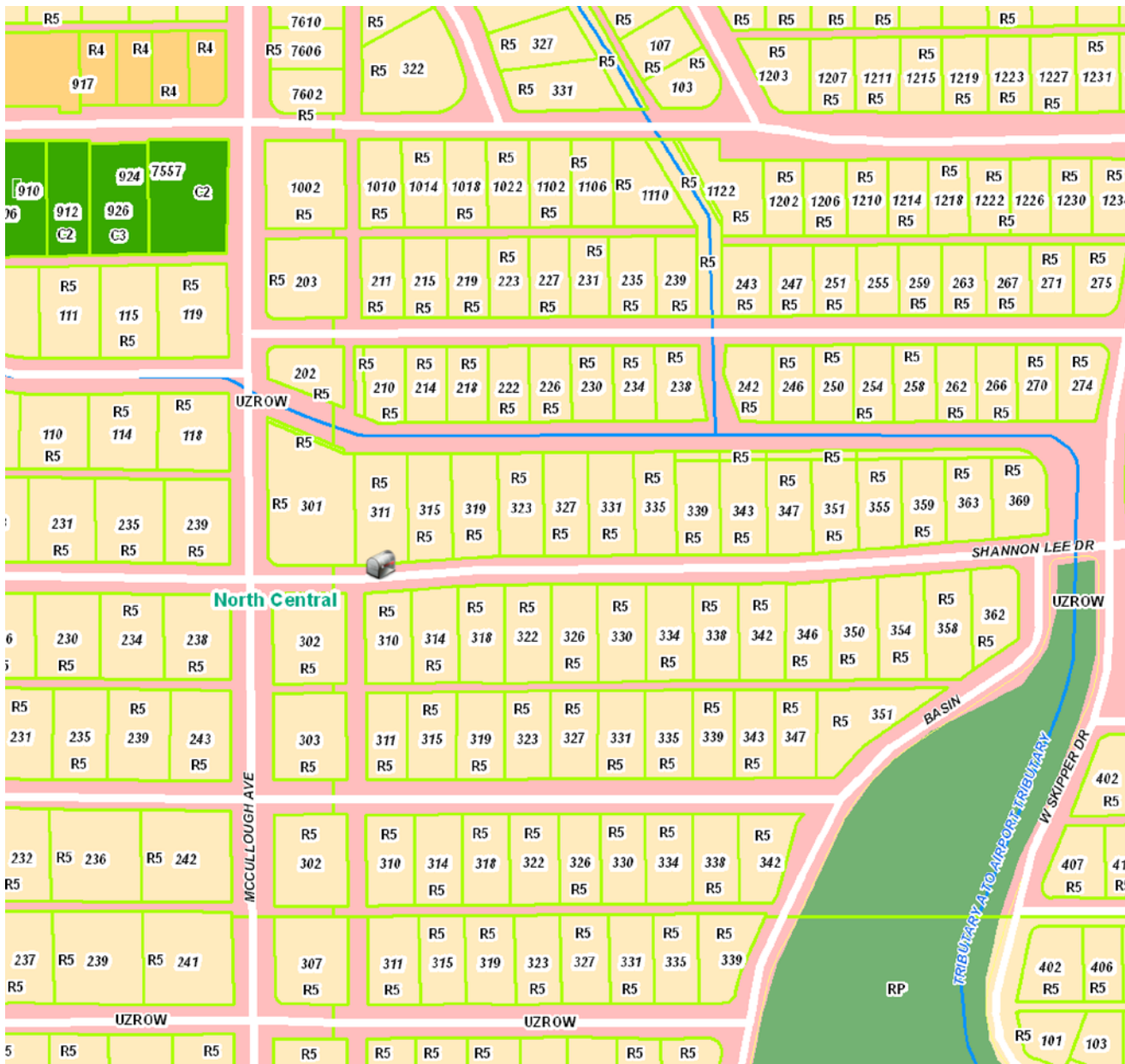
Sara Ludueña, South Texas Project Reviewer


For: Mark Wolfe, Executive Director

Cc: Virginia Nicholas, Bexar County Historical Commission
Emily Reed, Cox | McLain Environmental Consulting, Inc.

MW/sl







Barbara Drive

Drainage Project

Printed: Apr 28, 2015

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BARBARA DRAINAGE

