

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 10

HDRC CASE NO: 2015-185
ADDRESS: 1123 W FRENCH PLACE
LEGAL DESCRIPTION: NCB 3030 BLK 1 LOT 21 AND W40 FT OF 22
ZONING: R6 NCD-5
CITY COUNCIL DIST.: 1
APPLICANT: David Bogle
OWNER: Miguel Calzada
TYPE OF WORK: Landmark Designation
REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 1123 W French Place.

APPLICABLE CITATIONS:

UDC Section 35-607(b) – Designation Criteria for Historic Districts and Landmarks

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607 (b) 5]; The house embodies a Queen Anne style architectural form.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States[35-607(b)11]; The residence is distinctive in value and exemplifies cultural and social patterns in San Antonio.

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship[35-607(b)8]; The structure has high architectural integrity. The character-defining features on the home are mostly still intact.

FINDINGS:

- a) The proposed landmark designation is owner initiated.
- b) The structure is situated between Blanco Road and Fredericksburg Road in the Treasure Hill Plat, which would now be referred to as Beacon Hill.
- c) The structure has simple detailing of Folk Victorian style, but the overall form and grand scale (large rooms and 11' ceiling height) reflects characteristics of the Queen Anne style.
- d) The significant character defining details which remain intact include: smooth Doric columns, wood lap siding, decorative-profiled gutters, and steeply pitched gabled and hipped roof forms.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the property at 1123 W French Place based on findings a through d.

CASE MANAGER:

Alyson Smith



1123 W French Pl

Printed: May 11, 2015

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APPLICATION FOR HISTORIC LANDMARK DESIGNATION

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

1901 S. ALAMO, SAN ANTONIO, TEXAS 78204

P: 210.215.9274 E: OHP@SANANTONIO.GOV



LOCATION AND CLASSIFICATION

Property Address 1123 W. French Pl., San Antonio, TX, 78201

Proposed Landmark Name (Common Name)

Parcel Identification: NCB 3030 Block 1 Lot 21

Current Zoning Single Family Residential

☒ Private Property ☐ River Improvement Overlay ☐ Public Property
☐ Other:

OWNER INFORMATION

Owner Name Miguel Calzada, Guadalupe Calzada

Mailing Address 1123 W. French Pl, San Antonio, Texas 78201

Business Phone (210) 912-7440 Home Phone

E-Mail mommyoftwins07@yahoo.com

APPLICANT (AUTHORIZED AGENT) INFORMATION

Applicant (Authorized Agent) Name David Bogle, R.A., AIA

Mailing Address 727 W. French Pl, San Antonio, TX 78212

Business Phone (210) 733-3845 Home Phone

E-Mail bogle@syncrostudio.com

The Office of Historic Preservation designates landmarks on the basis of historical, architectural, and cultural significance. Section 35-607 of the Unified Development Code outlines the Designation Criteria for Historic Districts and Landmarks. Please provide a **Statement of Significance** for why the property meets the criteria as outlined by the Unified Development Code.

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO REQUEST HISTORIC LANDMARK DESIGNATION OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Miguel S Calzada
SIGNATURE

30 April 2015
DATE

Architectural Assessment Summary

The structure at 1123 West French Place is an example of early 20th century Texas residence in a suburban subdivision. It is in the Queen Anne style with simple, smooth Doric columns, wood lap siding with wood trim, decorative-profiled gutters and steeply pitched gabled and hipped roof forms. The structure is situated between Blanco Road and Fredericksburg Road in the Treasure Hill Plat, which would have allowed convenient access from either street in what is currently called the Beacon Hill Neighborhood of San Antonio, Texas. The structure has simple detailing of Folk Victorian style, but the overall form and grand scale (large rooms and 11' ceiling height) reflects characteristics of Queen Anne style residential stock which would have been built by / for upper middle class families. Additionally, the site layout places the main house asymmetrically on three (3) of the original subdivision lots (21, 22 and 23.) The site is on a prominent hill which would have overlooked San Pedro Springs to the south east and central San Antonio beyond.

Out of the seven possible aspects of integrity: Design, Setting, Location, Materials, Association, Workmanship, and Feeling, the building adequately addresses six. The cultural landscape is historical vernacular and remains largely intact throughout Beacon Hill Area Neighborhoods and Alta Vista. The four square block radius surrounding the structure, however, is only somewhat intact. For this reason, the integrity aspect of Setting is somewhat compromised.

The structure at 1123 West French Place appears to be the oldest extant structure on the block. While it is in poor condition due to lack of maintenance, it is eminently repairable and restorable. Unless the building is repaired and restored the threat to the structure is high which in turn poses further threat to the cultural landscape.

History

Sanborn Maps show this residential dwelling existed on this site in 1911. The exact date of construction has not been determined.

- (February 2, 1906)
Treasure Hill Plat filed for record, owned and subdivided by Adams, Kirkpatrick, and Nicholson (J.E. Adams, J.H. Kirkpatrick, and B.F. Nicholson). Includes Lot 21, Block 1, N.C.B. 3030 (now 1123 W. French Pl.). Nicholson releases several properties within plat to Adams and Kirkpatrick. However, Lot 21, Block 1 is not mentioned in these deeds.
- (1907)
Various properties within N.C.B. 3030, including Lot 18, Block 1, (now 1135 W. French), sold by B.F. Nicholson to one T.E. Hawkins. Deed for Lot 21, Block 1 not found.
- (1908-1911)
Various properties within N.C.B. 3030, again including Lot 18, Block 1, (now 1135 W. French), sold by T.E. Hawkins and wife G.L. to one G.B. Hawkins. Deed for Lot 21, Block 1 not found.

- (March 21, 1912)
Ten properties, including Lots 18 and 21 of Block 1, N.C.B. 3030, sold by G.B. Mitchell and wife L.E. to one J.S. McNeel, (James), a prominent real estate figure in town at the time. The following year's directory lists the house at 1123 W. French Pl. as owned by J.S. and Emma McNeel.
- (1916)
A widowed Emma McNeel, wife of J.S. Sr., retains ownership of 1123 W. French Pl.
- (1922-1923)
The house at 1123 W. French is listed as owned by William P McNeel, City Fire Marshall and son of J.S. Sr. One Kathryn McNeel is also listed as an owner, and is assumed to be his wife. Emma McNeel is listed as a renter at this time.
- (1924-1930)
1123 W. French is listed as owned by Frank and Angelina Liberto. Frank is president of Frank Liberto & Co., a wholesale grocer and roaster of peanuts and coffee.
- (1931-1937)
Home owned by Andrew and Stella Mae Dilworth. Andrew Dilworth is a partner of Thomson, Dilworth, and Marshall Title and Trust, and is vice president of Union Title & Trust Co.
- (1938-1939)
The house at 1123 W. French is rented to one Marion A Olson and wife Martha. Marion is a lawyer at the Frost National Bank Building.
- (1940-1947)
1123 W. French is rented once again by Orvis E Meador and wife Mildred. Orvis works as a dentist in the Nix Professional Building.
- (1948-1958)
In 1948 William J Lytle is listed as owner of the house at 1123 W. French Pl. At that time, one Hortense E is also listed at said property. In 1958 one Mrs. Susan Lytle, named widow of William J, is listed as owner of the house.
- (1959)
The house at 1123 W. French Pl. is listed as vacant for the first time since its plat.
- (1960-1966)
Solomon Sfair and wife Hasna are listed as owners of 1123 W. French. There is little occupational information regarding Solomon Sfair listed in the respective city directories. According to Miguel Calzada, current owner, the Sfair family owned the "Navy Club" downtown San Antonio, a 24-hour club of some notoriety.

- (1967-

Vincente and Francisca Calzada are listed as renters of the home. Later in 1970, Miguel and Guadalupe's names are included in the directory.