

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 16

HDRC CASE NO: 2015-256
ADDRESS: 1527 W MISTLETOE
LEGAL DESCRIPTION: NCB 6482 BLK 3 LOT 35 36 & E 12.5 FT OF 37
ZONING: R6
CITY COUNCIL DIST.: 1
APPLICANT: Janet Varga
OWNER: Janet Varga
TYPE OF WORK: Landmark Designation
REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 1527 W. Mistletoe.

APPLICABLE CITATIONS:

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

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607 (b) 5]; The property is a significant example of a 1920's tudor revival, suburban home type.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; The property is historically and culturally significant to the Woodlawn Place neighborhood.

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States[35-607(b)11]; 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 residential structure was built in 1926.
- c. The property contributes to the Woodlawn Place neighborhood, which was platted in 1922. This neighborhood was identified by the City as a potential historic district in 2010.
- d. The home features architectural elements of the tudor revival style. Character-defining details include half timbering on the front and side gables, a front porch with Doric columns, and maroon and black brick cladding with a cross-gable roof.
- e. The property meets the designation criteria in accordance with the UDC.

RECOMMENDATION:

Staff recommends approval based on items a through e.

CASE MANAGER:

Alyson Smith





1527 W. Mistletoe

Printed:Jun 10, 2015

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Front View of 1527 W. Mistletoe Ave., as it is today.





South facing front features, as it is today.



East facing side view, as it is today.



West facing side view, as it is today.



North facing back view, as it is today.

C. H. ZIRKEL WILL BUILD \$10,000 HOME

Approximately \$10,000 will be spent for a new seven-room residence to be built on West Mistletoe avenue, near Calaveras street for C. H. Zirkel, according to the San Antonio Builders' Exchange. It is to be of brick veneer construction. Charles Brlent is the general contractor.

San Antonio Light
April 4, 1926

1527 W. Mistletoe Avenue

Built in 1926

Developer: N.S. Dickinson

Builder: Busby Building Corp.

General Contractor: Charles Brient

Original Owners: Clifford & Judith Zirkel,
1926 – 1976

2nd Owners: Pedro & Gloria Mendez, 1976 – 2002

Current Owners: Clay & Jan Varga, 2002 –

Clifford H. Zirkel and his brother owned and operated a marble and granite company that their father, Otto, started in 1882. The business was located on the Eastside of San Antonio adjacent to the Southern Pacific tracks in an area known as the Old San Antonio City Cemeteries District. In 1925, Clifford and his wife, Judith Joyce, bought the land on which to build their house.

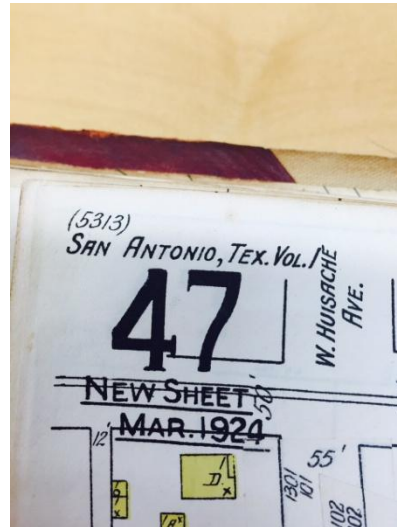
On March 30, 1926, they borrowed money from J.E. Jarratt Mortgage Co. to build on 1527 W. Mistletoe Ave. The Zirkels had two children, Clifford Jr. and Joyce. Clifford Jr. died in 2007 and Joyce resides in Shreveport, Louisiana. The Zirkels built the house with the top floor as an attic, except for the bathroom they put in upstairs. They had hoped to have a large family but didn't have but two children; therefore, they never finished the upstairs. At some point before they sold the house, the window panes were changed from the French style to plain glass.

In 1975, Judith Zirkel sold the house to Pedro and Gloria Mendez who had three boys. The Mendez Family added the walls and finished the upstairs, complete with a sauna. The house now had five bedrooms, and they added a pool to the backyard.


Empty nesters, Clay and Jan Varga, bought the house in 2002 with the idea that they would have plenty of room for their children and grandchildren to visit. They removed the carpeting and refinished the hardwood floors. Three J.B. Clow gas/steam radiators are still in use today. Throughout the house, the original fixtures can be seen, from the glass doorknobs to the wall sconces and light fixtures. The original dining room chandelier is crystal and hand made in Austria.

The Zirkel's daughter, Joyce, and her daughter, Judith, both made the same comment, "The house holds many special memories". The Mendez raised their three sons in the house on Mistletoe and probably can say the same. That feeling of *family* and *happiness* was what the Vargas felt as they walked through the house for the first time. They knew they had found, not just a house, but a home.

The following 5 photos were taken from the *Sanborn Fire Insurance Map*, Texana Collection, San Antonio Central Library:

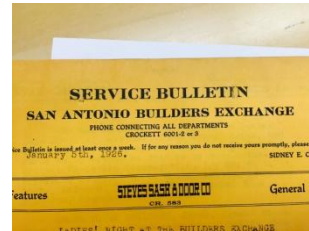


Map showing 1527 W. Mistletoe Ave.



SERVICE
BULLETIN

JAN. DEC.
1926



the wear and tear on the roads. This in itself assures against the pitting
 on to roads and other construction where the pits are
 more than the aggregate.
 CRUSHED LIMESTONE IS FOOL PROOF
 SANDA ROCK PRODUCTS COMPANY, NEW BRAUNFELS, TEX.

 LET SCOBEX MOVE YOU

 BUILDING PERMITS HAVE BEEN ISSUED FOR:
 (March 26th to March 30, Incl.)
 915 Drexel Ave: 4-room frame residence, of
 Merida St. A. L. Jones, 215 Greenwood Av
 MENT CO., Travis Bldg: (2) 5-room frame r
 000; 714-718 Highland Blvd. Owners build.

cost \$50,000; 1st St. Marys St. Chas. Briant, Builders Exchange Bldg., Contractor.
WILSON, Homer T. Dr., Moore Bldg: 2-story, brick & concrete garage, cost \$50,000; Broadway & 9th St. Chas. Briant, Builders Exchange Bldg., Contractor.
ZIRKEL, C. H. 702 Wyco, St. 7-room, brick veneer residence, cost \$10,000; Mistletow ave. near Orlanova St. Chas. Briant, Contr.
AREVLO, Louis, 111 Teresa St. 4-room frame residence, cost \$1,400; 109 Teresa St. R. L. Mahan, 130 Kospeke St., Contractor.
FEDERAL HOME BUILDERS, c/o Post Lumber Co. 5-room frame & Studio residence, cost \$3,250; 315 Elmhurst Ave., Owners build.
RODRIGUEZ, F. B. E. Magnolia ave. 3-room frame store and residence, cost \$2,800; 863 W. Mistletow ave. D.L.
WYFORD, Helen, M. Marshall St. 5-room frame residence, cost \$2,400; 602 Lullwater Blvd; Will Mahavier, 107 Mockert St., Contractor.

brick and concrete construction; cost not given. Contract awarded to Chas. Brient; J. B. Wilson, Owner, 712 St. Marys St; L. Harrington Co., Builders Exchange Bldg., Architects.

ZIRKEL RESIDENCE, W. Mistletoe Ave. near Calaveras Street: One story, 7-room brick veneer construction; cost \$10,000; general contract awarded to Chas. Brient; C. H. Zirkel, 702 Wyoming St., Owner.

THORMAN APARTMENT HOUSE, Broadway near Second gate to Park: Two story, 10 apartments, concrete, stone tile and stucco construction; cost not given; owner to build; H. C. Thorman, Travis Bldg., Owner; Will N. Noonan Co., Builders Exchange Bldg., Architects.

SEWER SYSTEM, Alice, Texas: Contract awarded to Kirkwood, Wharton & Lee, 456 Main Avenue, for Collecting System at \$20,940.09, and for Disposal Plant at \$7,500; Walter & Arneson and J. H. Briggs, Gunter Building, Engineers.

1527 W. Mistletoe Ave

Lots #35,#36,& E 1/2 #37 in Block #3, New City Block #6482

Woodlawn Place

Deed Research

Bexar County Records

Deed of Trust #155098:

Signed on March 27, 1926, by Clifford H. and Judith Joyce Zirkel, to pay J.E.Jarratt Co. the sum of \$6,000 with the interest rate of 8% per annum and 10% after maturity. The \$6000 was payable to Chas. H. Brient for the construction of the new home. There were 7 principal promissory notes:

Pmt 1	\$300	April 1, 1927	Pmt 2	\$300	April 1, 1928
Pmt 3	\$300	April 1, 1929	Pmt 4	\$300	April 1, 1930
Pmt 5	\$300	April 1, 1931	Pmt 6	\$300	April 1, 1932
Pmt 7	\$4,200	April 1, 1933			

Deed of Trust #155099:

This is a Second Mortgage Interest Note, signed on March 27, 1926, by Clifford H. and Judith Joyce Zirkel. The interest prior to maturity is represented in 14 interest notes, maturing semi-annually until last maturity date of principal:

#1	\$30.67	Oct. 1, 1926	#2	\$30.00	April 1, 1927	#3	\$28.50	Oct. 1, 1927
#4	\$28.50	April 1, 1928	#5	\$27.00	Oct. 1, 1928	#6	\$27.00	April 1, 1929
#7	\$25.50	Oct. 1, 1929	#8	\$25.50	April 1, 1930	#9	\$24.00	Oct. 1, 1930
#10	\$24.00	April 1, 1931	#11	\$22.50	Oct. 1, 1931	#12	\$22.50	April 1, 1932
#13	\$21.00	Oct. 1, 1932	#14	\$21.00	April 1, 1933			

Deed #610160:

For an unknown reason, on Dec. 1, 1975, Judith Joyce Kirkel, widow, signed over to Frost Bank of San Antonio the property at 1527 W. Mistletoe Ave.

Deed #638029:

Pedro Mendez Jr. and Gloria R. Mendez purchased 1527 W. Mistletoe from Frost Bank on March 12, 1976. There was a promissory note for \$24,000 payable to First Federal Savings & Loan Association of San Antonio.

Deed #20020418518:

On Sept. 11, 2002, Clay E. and Janet M. Varga purchased 1527 W. Mistletoe from Pedro and Gloria Mendez, with the Promissory Note payable to Wells Fargo Home Mortgage, Inc.

Copies of deeds are available upon request.

Researched and submitted by Jan M. Varga

Woodlawn Place

In the spring of 1921, N.S. Dickinson drove out Fredericksburg Road and parked beside a barbed-wire fence that ran along a narrow dirt lane now known as Woodlawn Ave. He looked westward across a dense growth of mesquite and cactus that hid from view a chain of stagnant water holes. The bluff beyond the creek was hardly discernible through the thicket. Dickinson was the new owner of this wild tract that soon was to become Woodlawn Place.

Engineers and laborers first drained the water holes and created a parkway along the creek valley. One of the holes near what is now the 1400 block of W. Magnolia Ave. yielded a gunny-sack full of catfish. Soon a series of white gashes appeared in the bluff indicating where Mistletoe, Magnolia, Huisache and other avenues ascended to the higher ground.

After streets had been laid, utility lines (all of them) were installed. For the first time, a San Antonio subdivisions streets were paved before a single lot was offered for sale. The parkway was planted with palms, Arbor Vitre, and ligustrums, and a nine-hole practice golf course was constructed.

Woodlawn Place was formally opened the second week in November, 1921, and before a year had past, nearly a million dollars worth of new homes were underway. In December, 1922, the city's first completely furnished model home, a Colonial style, situated in that development merited a special 18-page section in the Express. The model home was designed by Charles T. Boelhouwe whose design for the Alamo Country Clubhouse won out over plans submitted by ten of the leading architects in this area.

The original Woodlawn Place tract occupied a triangular area bounded by Fredericksburg Road, Woodlawn Ave. and Calaveras St. The intersecting Woodlawn Ave and Fredericksburg Rd formed an arc which was known during the first days of development as the "Arc of Opportunity". Woodlawn Place was restricted to a minimum cost of homes of \$5,000 of which very few were built; the average cost for homes including the site was \$8,189. The maximum home on this property cost \$30,000 to build.

Woodlawn Place was dedicated to San Antonians who desired a peaceful home place where the character of the homes in their surroundings was in keeping with the character of the man within. "Character was the watchword of Woodlawn Place--Character of the man or woman buying--Character of the homes erected--Character in the lawns and flowers--Character in the class of improvements--of the streets and the park. To those who appreciated character--Woodlawn Place was dedicated."

In developing Woodlawn Place, N.S. Dickinson emphasized the building of the newer type homes rather than the old California-type bungalow which prevailed in San Antonio previously. Dickinson made many trips to California to get new ideas for homes and on those trips took photos of the newer type homes to encourage the building of this new architectural design. Another plan of Dickinson's was the planting of evergreen shrubbery, encouraged by the San Antonio Real Estate Board.

Before long, Dickinson acquired the second unit of Woodlawn Place that extended the development west to Zarzamora St, thus the Woodlawn Place "Million Dollar Addition". The first unit had gone over so successfully that he had to pay more than three times as much per acre as the first tract had cost from the same owner. In buying land from the University of Cincinnati, N.S. Dickinson included some odd lots lying beyond Zarzamora St. The big block of ground located between Fredericksburg Road and Gramercy Place, Norris Place and Elmendorf St., he later developed as Woodlawn Center, one of the finest suburban shopping blocks in the city.

The next Woodlawn District development was "Woodlawn Terrace", west of Elmendorf St. H.J. Shearer was the developer. Then C.M. Furr and associates began the development of North Woodlawn Terrace, north of Donaldson and west of Fredericksburg Rd.

Twenty years after the opening of Woodlawn Place, there were \$2,352,500 worth of homes. Thirty-four sites out of approximately 300 were still vacant. There were many attempts made to break the restrictions against businesses moving into the housing development; several lawsuits were fought through the Bexar County Courts and the restrictions in every case were upheld. In the Sunday, November 9, 1941, San Antonio Express Real Estate section, Page 1C, two photos are showing a 20 year time lapse of the Woodlawn Place Park. The lower photo shows the creek completely transformed with N.S. Dickinson posing in the same spot 20 years later.

Sources:

San Antonio Express Real Estate, Page 1C, Nov. 9, 1941

San Antonio Express, Page 18D, Sunday, Dec. 10, 1922

Researched and Submitted by Jan M. Varga, June, 2015



The quiet neighborhood of Woodlawn Place Addition, once advertised as the "Million Dollar Addition," is located just northwest of downtown San Antonio, along Martinez Creek between Woodlawn Ave., Fredericksburg Rd. (a section of the Old Spanish Trail) and N. Zarzamora.

The 100 acres, first platted in 1922, were chosen for the abundance of large mature trees that would surround the new bungalows and impressive homes with styles to include, Tudor Revival, Spanish Colonial Revival, Moorish-Spanish, and Craftsman architecture, with thoughtful designs in stonework and stucco. These homes included the latest in modern appliances, electrical lighting, gas and plumbing, all on paved streets with walks and curbs. The neighborhood was an "automobile suburb," and the streets were designed to be eighty feet wide to accommodate the automobile, with rear garages and all power poles located in alleyways to not obstruct the beauty of the homes. A character-defining feature of this area is the tiled street names on every corner with street names continuing from the adjacent Woodlawn Lake District. The period of significance for Woodlawn Place Addition is 1924 to 1940 when the majority of these homes were built.

Three prominent San Antonio businessmen, Norris Dickinson, owner of N.S. Dickinson & Co., Kenneth Wimer, President and Manager of Wimer-Richardson & Company, Investment Bankers, and Leland Busby, President of the Busby Building Corp., all collaborated in the development of Woodlawn Place Addition, also known as the "Picture Book Addition," and they each owned homes in this neighborhood.

Norris Dickinson, a leading real estate dealer and home builder, chose the land to plat and develop. He was also the Vice President of Busby Building Corp. and placed many ads in the San Antonio newspapers announcing the new model homes, some of which were sold fully furnished. In 1926, an ad included 1546 West Magnolia Ave., a fully furnished Moorish-Spanish style home for \$11,500. In 1940, 1612 West Huisache was advertised as a "lovely, six-room home for rent at a reduced price of \$50.00/month."



Leland Busby traveled to Denver, Salt Lake City and several cities in California to study stucco and brick veneer construction and concluded that stucco homes would best adapt to San Antonio and its needs. He built several stucco homes, especially on W. Summit St., which became known as "Busby's Stucco Row." There are seven of the 20 stucco homes remaining today. Busby's homes featured three-wall construction, reinforced concrete foundations, plaster finishes, hard wood and tile floors, and fire resistant mineral sheathing which also acted as an insulator.



Kenneth Wimer, who contributed greatly to the development of San Antonio, resided at 1506 Huisache, a magnificent two-story brick Tudor Revival. Urban legend has it that this house was later a brothel, complete with secret passages so that when the police arrived, all occupants could hide without being found.

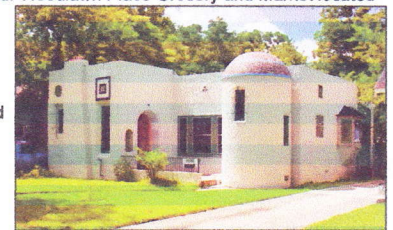
Commercial buildings added to the convenience of living in this area. They included: Woodlawn Place Grocery and Market located at 1651 Woodlawn as listed in the 1927 San Antonio City Directory; Diamond Service Gas Station #1 located at 1650 West Woodlawn, listed in the 1929-1930 Directory; and Beacon Drug Store located at 1655 Woodlawn listed in the 1929 Directory. In 1935, 1639 West Mistletoe was listed as Mrs. Ware Blanche Convalescent Home, which became Morgan Nursing Home from 1946 – 1970, and later became the Kerper House, a halfway house for released criminals. Today only the rear apartment stands on the large quadruple lot.



Woodlawn Elementary School opened in 1924, while Woodlawn Place Tabernacle served the community at 1701 West Woodlawn Ave., the closest religious sanctuary in the area. By 1934, it had changed its name to Woodlawn Methodist Church and is now El Divino United Methodist Church.

There are 30 apartment buildings out of the 221 resources in Woodlawn Place Addition. Most of these multi-family dwellings border the edges of the major streets in the area: Woodlawn Ave., N. Calaveras, and N. Zarzamora.

Today the Woodlawn Place Addition is well maintained and still adds to the beauty and history of San Antonio.



By Lisa M. LeJune
San Antonio Conservation Society volunteer - Historic Survey Committee
 February 2009

Original Draft By:
 Rachel Baumann, Historic Preservation Intern 2004

Sources

1. *New Encyclopedia of Texas*, "Men of Texas" p. 493-494
2. *San Antonio Light*, May 1926, and July 1940
3. City of San Antonio, Office of Historic Preservation Archives

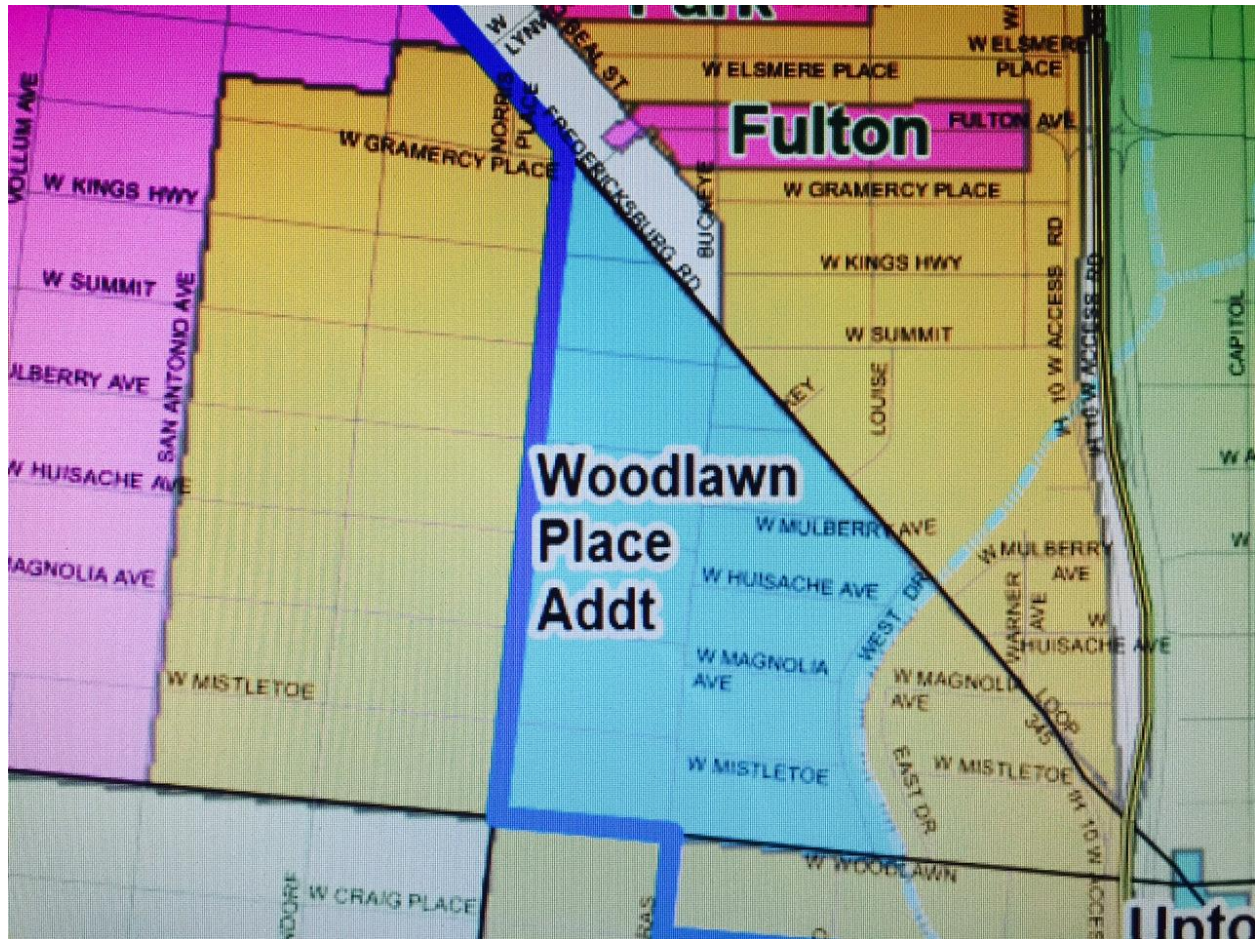
The following was taken from the "**City of San Antonio Near Northwest Community Plan**", http://www.sanantonio.gov/Portals/0/Files/Planning/NPUD/NearNorthwestCP_2002.pdf, Feb. 14, 2002. The first one references the exact location of Woodlawn Place. The second describes the area in general.

"In 1921, N.S. Dickinson and company began a 100 acre development bounded by Fredericksburg Road to the east, W.Kings Highway to the north, Zarzamora to the west, and Woodlawn to the south. The development of this neighborhood, which was named Woodlawn Place and is currently located in the southeast corner of the Jefferson Neighborhood, only enhanced the reputation of this area as one of the premier communities in which to live, work, and play." *page 91, Appendix B*

"From the time of the earliest residential development around Woodlawn Lake in the 1880's until the 1950's and 60's, the area has been characterized by the transformation of rural countryside into bustling suburbs. Today, it is appreciated for its proximity to downtown and its urban locale with a small-town feel. It is a community that still values its local businesses, its unique architecture, its historic properties, and its neighbors." *Page 94, Appendix B*

Map of San Antonio Historic Survey

Woodlawn Place



Legend indicates that the bright-blue shaded area is a "Potential Historic District"

Map was created May 20, 2010 with the PDF Filename: 0812GM21.pdf

City of San Antonio Planning and Development Service Dept.

Roderick J. Sanchez, AICP, CBO, Director

1901 S. Alamo

San Antonio, TX 78201



San Antonio's Model Home is being built step-by-step before your eyes!

COME OUT AND SEE IT TODAY

THE innermost insides of the Model Home can be seen by anybody who drives out to the Model Home today. You'll see its "bones" all in place, for the skeleton of the house is practically completed.

Construction of the cement work is beginning—the foundation for the walks and the driveway.

Next week the warm interlining of the Model Home's coat will go on. Then the outside boarding, and after that the fascinating details of the millwork and interior finishing, as the weeks go on.

A Million-Dollar Addition

THE Model Lot is in Woodlawn Place, where you "say good morning to good neighbors" in San Antonio's Million-Dollar Addition.

The Model Lot fronts north, 75 feet on Hulsache Avenue, and from its commanding position on the bluff looks out over the city to the east and southeast, sweeping San Antonio's finest residence sections, on down to where the business district raises its towers and spires to the sky, emblems of Texas' foremost metropolis. To the north, blue hills fade into the purple distance.

And all around—the things that mark Woodlawn Place as 100 per cent modern! The paved streets throughout the addition and all of these conveniences already installed: gas, sewers, water, lights, cement curbs, cement sidewalks and fire protection to every lot!

Truly the Model Home has a model setting, for development of Woodlawn Place has been in keeping with the standards originally set by its owners.

"Woodlawn Place is dedicated to those San Antonians who desire a peaceful home place where the character of homes surrounding is in keeping with the character of men within.

"Character is the watchword of Woodlawn Place. Character of the man or woman buying—character in the homes erected—character in the lawns and flowers—character in the class of improvements—of the streets and the park.

"To those who appreciate character—Woodlawn Place is dedicated."

These ideals have been expressed concretely in the homes already completed in Woodlawn Place and in those under construction. Homes costing in the aggregate more than \$150,000 have been built in Woodlawn Place, and additional homes to cost more than \$300,000 will be completed there within the next 12 months.

The Model Home is upholding the standards of character which Woodlawn Place has set.

The Land's Insured

DO YOU really own your own home? That seems a paradoxical question. But many a man has learned to his sorrow that after paying for his land, he didn't really own it. So abstract companies were organized to go back over the history of the property which was changing hands. They examined records to see if any ancient indebtedness hung over the lot, or house you planned to buy.

But even the most careful work sometimes failed to reveal a hidden flaw in the title. And in a legal battle, the property was lost.

Now even that danger is removed. The prospective owner of the Model Home can be assured that he will really own his own home. The TEXAS TITLE GUARANTY COMPANY has seen to that. The land's insured! Which means that the TEXAS TITLE GUARANTY COMPANY has guaranteed a clear title to the land. The history of the land (which is called an "abstract") has been examined meticulously. And the company will guarantee that its title is perfect—else the owner can get back full value of the property and improvements.

The TEXAS TITLE GUARANTY COMPANY, which is owned and controlled by San Antonians, began its operation in 1901, restricting its efforts at that time to abstract work only. Finding, however, that people were not nearly so interested in knowing what the records show about a piece of property as in having themselves protected regardless of what those records show, the firm began guaranteeing protection against faulty titles. This was in 1911, and at that time they changed the name from the TEXAS TITLE COMPANY to the TEXAS TITLE GUARANTY COMPANY.

Ten years have proven the value of their service. Today over one-half the real estate deals consummated in the city are made on a GUARANTY TITLE.

So our MODEL HOME is built on a lot that has a properly protected title.

A Builder of Dreams

BUILDING castles in the air, with allowance made for good plumbing, the proper number of outlets for electric plugs, and windows placed to get the breeze in summer, is the daily business of Charles T. Boelhaue, who conceived and executed the plans for the Model Home.

The Model Home is the latest "castle in the air" he has drawn. But San Antonians who have lately driven out the Fredericksburg Road and over to the Alamo Country Club can see his work from

another angle. The broad hospitable verandas of the rustic clubhouse seem to grow from the ground, so atone to its setting is the Alamo Country Clubhouse.

The Model Home is just as much akin to its setting. There is an air of serenity to the Colonial type of architecture which exactly fitted the grounds on which the Model Home is being built.

So with the Alamo Country Club. Mr. Boelhaue's drawings for the clubhouse won out over plans submitted by ten of the leading architects in this section.

Other notable achievements of the Model Home's designer are the Russell Building, which houses the Central Trust Company, and the new Hospital Laundry, and wards for both men and women, which have been added in recent years to the Southwestern Asylum for the Insane, on the South Loop. The addition to the Court House, built about nine years ago, was constructed along lines planned by Mr. Boelhaue.

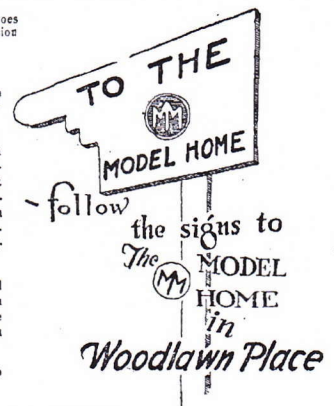
Study the Model Home as it goes up, and learn of the farsighted vision an architect must possess.

HOW TO GET THERE

Drive out north on Main Avenue, San Pedro Avenue, North Flores Street or Fredericksburg Road—to Woodlawn Ave. Turn west on this parked boulevard direct into Woodlawn place.

Or take the Beacon Hill street car to Woodlawn Avenue, and walk three blocks west to Woodlawn Place.

Signs will direct you to the model home.



These concerns are building, equipping and furnishing San Antonio's Model Home:

N. S. DICKINSON & CO.
The Model Lot

STEVES SASH & DOOR CO.
Mill Work, Built-In Features

KING FURNITURE COMPANY
Furniture, Rugs, Draperies, A-B Kitchen Range, Sellers Kitchen Cabinet, Columbia Grafonola

CHARLES BOELHAUWE
Architect

WILLIS RANNEY
Construction Manager

FRED GEYER
Plumbing

PUBLIC SERVICE COMPANY
Electricity and Gas

KEITHLY COMPANY
Plumbing Fixtures

CLIFTON GEORGE
Cleveland Automobile

GRAHAM & COLLINS
Wiring and Fixtures

DOYLE DECORATING COMPANY
Wall Paper and Painting

A. H. SHAFER
Radio Heating Plant

DELCO LIGHT COMPANY
"Frigidaire"

BUILDERS' SUPPLY COMPANY
Hardware

WALTHALL COMPANY
Ampico Piano

SAN ANTONIO BUILDING & LOAN ASSN.
Home Financing

JOSKE BROS. CO.
Linen, Silver and Cut Glass

TEXAS TITLE GUARANTY COMPANY
Guaranteed Title

RELANCE BRICK COMPANY
Brick

TURNER ROOFING COMPANY
Sand and Gravel

FELIX STAFFELL
Composition Flooring

NEWTON & WELLER COMPANY
Dishes

W. W. McALLISTER COMPANY
Insurance

SOUTHWESTERN TELEPHONE COMPANY
Telephone

W. K. HANSON
Landscape Architect

MARTIN WRIGHT
Electrical Appliances

COLLINS ART SHOP
Pictures

AUSTIN SMITH
Cement

WILLIAM DENIGER
Tile

SALLING'S WOODLAWN GROCERY
Groceries

MELLIFF-McALLISTER LUMBER CO.
Homes of Character



Woodlawn Place

"THE MILLION DOLLAR ADDITION"

The Model Home Upholds Standards of Woodlawn Place

WOODLAWN PLACE, now distinguished as the location of the Model Home, is San Antonio's "100 per cent modern" addition, for the purchase price of each lot includes all modern improvements that modern homes demand.

Only first-class homes are being erected in Woodlawn Place as the restrictions protect all property owners. With the improvements installed, the Million-Dollar Addition appeals to the class of people desiring to build homes costing from \$5,000 to \$15,000.

The entire property is restricted against business.

Located high on the Woodlawn Avenue Hill immediately west of Beacon Hill, you are afforded a sweeping view of Laurel Heights and Beacon Hill sections, as well as the hills stretching away to the north and northwest.

With a frontage of more than 2,000 feet along Woodlawn Avenue, every foot of which is paved, and with a frontage of 3,000 feet along the Fredericksburg Road, the value of this property is established. The activity along these two thoroughfares should be the means of doubling the value of every lot in the addition.

LOTS

\$950 to \$1600

50x135 feet or larger
Very convenient terms

THE PURCHASE PRICE INCLUDES:

**Paved Streets, Gas,
Sewers, Water, Elec-
tric Lights, Cement
Walks and Curbs—
All poles in alley.**

MORE than \$1,000,000 is represented in WOODLAWN PLACE as the following figures will show. Nothing could prove more conclusively, the substantial manner in which WOODLAWN PLACE is being developed:

Lot Valuation	\$ 702,900.00
Completed Homes	154,750.00
Homes being planned for completion within twelve months (minimum)	300,000.00
Total	\$1,157,650.00

DEDICATION

WOODLAWN PLACE is dedicated to those San Antonians who desire a peaceful home place where the character of the homes surrounding is in keeping with the character of the man within. CHARACTER is the watchword of Woodlawn Place—Character of the man or woman buying—Character of the homes erected—Character in the lawns and flowers—Character in the class of improvements—of the streets and the park. To those who appreciate Character, Woodlawn Place is dedicated.

So the People May Know

Due to the fact that the sale of lots in Woodlawn Place is more than a year ahead of our anticipation, we have been forced to place on the market the rest of the Million-Dollar Addition, lying immediately west of the part already developed.

Street excavation is under way and all "100 per cent modern" improvements will be rushed to completion.

WATCH FOR ANNOUNCEMENT
OF THE OPENING

Practice Golf Course New Feature of Million Dollar Addition

A GOLF course of nine holes for practice purposes is being laid out in the park which centers WOODLAWN PLACE.

This course will afford a wonderful opportunity for the busy man to golf an hour or so a day at his very door and will offer a splendid opportunity for the "beginner," thus avoiding the embarrassment of a crowded course.

Should the demand prove great enough an instructor will probably be provided for certain days in the week.

Park and Drives

Through the center of WOODLAWN PLACE is a park comprising about four acres of land with a driveway on each side connecting Woodlawn Avenue and Fredericksburg Road. This park has been planted to Arbor Vitae, palms and other shrubbery which, with flower beds and a beautiful lawn will soon make this a beauty spot indeed.

Approach

The approach to WOODLAWN PLACE is the best. Leaving the center of the city, you drive out Main or San Pedro Avenue to Woodlawn Avenue, then westward along this palm lined boulevard to WOODLAWN PLACE passing some of the finest homes in San Antonio. Ten to twelve minutes is sufficient time to bring you to the property.

Elevation

The hill in WOODLAWN PLACE is 67 feet higher than the center of the city which is your guarantee of the cool breezes during the summer months. San Antonians have long since learned to appreciate the value of a hill for residential purposes.

Foundation

The foundation in WOODLAWN PLACE is fundamental clay, which together with the perfect drainage prevents water logging, thus assuring you of the proper base for your home.

Drainage

The natural lay of the land, being of a rolling nature, together with the fact that all streets have been excavated from eighteen to thirty-six inches, affords the most perfect drainage and provides a nice terrace for most of the lots. All rain waters drain off quickly which of course eliminates stagnant water and mosquitoes.

Visit the Model Home in the Million Dollar Addition as often as you please during the ten-day period of Open House. Select the site for your Model Home while on the property.

N. S. DICKINSON & CO.

DOWN TOWN OFFICE

210 Losoya St.

Crockett 6437

REALTORS

OFFICE ON THE PROPERTY

Woodlawn Avenue

Crockett 8614

HERBERT J. HAYES, Manager
216 Loosya St. Cr. 6517

OFFICERS AND DIRECTORS

IRE S. KAMPMANN.....	President
GEO. E. CAMPBELL.....	Vice-President
FRANK A. WIDENICE.....	Secy-Treas.
HERBERT J. HAYES.....	WAT GOLDENRICE
ALBERT STEIN, JR.....	SAM C. BELL
DR. M. V. DOWD.....	Dr. C. A. PAGES-TECHER

Rate of Credit

\$100.00
On Building

on your purchase if used on or before July 31, 1926.

San Antonio Express: Sunday June 21, 1925

Woodlawn District Observes 20th Anniversary Today

San Antonio Express Real Estate

New Homes—Classified Ads

SUNDAY, NOVEMBER 9, 1941 PAGE 1 C

Leading San Antonio Area Had Its Beginnings in '21

A superb residential section that fulfilled all the promises and predictions of its developers.

Thus was spoken recently of the Woodlawn District when a group of San Antonio businessmen were recalling the beginning of that development 20 years ago. Today the Woodlawn District is considered the city's outstanding example of co-operative neighborhood development.

Early in the spring of 1921, thousands of new homes in the N. S. Dickinson drove out the Woodlawn District has been to Fredericksburg Road and parked his automobile beside a barbed wire fence that ran along a narrow dirt lane now known as Woodlawn Avenue. He looked westward across a dense growth of mesquite and cactus that hid from view a chain of standing water holes. The bluff beyond the creek was hardly discernible through the thicket.

Dickinson was the new owner of a wild tract of land that soon was to become Woodlawn Place. He put engineers and a crew of laborers to work, first draining the water holes and creating a highway along the creek valley. (One of the holes near what is now the 1400 block of W. Maguire Ave. yielded a gunny-bag full of catfish.) Soon a series of white fences appeared in the bluff indicating where Mistletoe, Magnolia, Hulsche and other avenues ascended to the higher ground.

After the streets had been laid out, utilities lines—all of them—were installed and for the first time in a San Antonio subdivision streets were paved before a lot was offered for sale. Thus the first buyers interested in Woodlawn Place were to have all necessary improvements without having to wait for sufficient building to entice utilities mains and paving.

The parkway was planned with palm and ligustrum and a nine-hole practice golf course was constructed.

Woodlawn Place was formally opened the second week in November, 1921, and before a year had passed nearly a million dollars worth of new homes were under way. In December, 1922, the city's first completely furnished model house in that development merited a special 16-page section in the Express.

The original Woodlawn District tract occupied a triangular area bounded by Fredericksburg Rd., Woodlawn Ave. and Calaveras St. Before long Dickinson acquired the second unit of Woodlawn Place that extended the development west to Zaramora St. The first unit had gone over so much that he had to pay more than three times as much for the acre as the first tract had cost from the same owner.

The new Woodlawn District Development was Woodlawn Terrace, west of Elmendorf St. H. J. Sawyer was the developer. The C. M. Furr and associates began the development of North Woodlawn Terrace, north of Haddon Ave. and west of the Fredericksburg Rd.

In the early '20s an enormous subdivision of 3,000 acres was opened in the western part of the Woodlawn area by G. and C. Hagelstein. This section was first called Warline Hills (named for the original owner of the land), but the name later was changed to Woodlawn Hills. Some time later, L. E. Fite put on a development near the intersection of Bandera Rd. and Woodlawn Ave. called Woodlawn Heights.

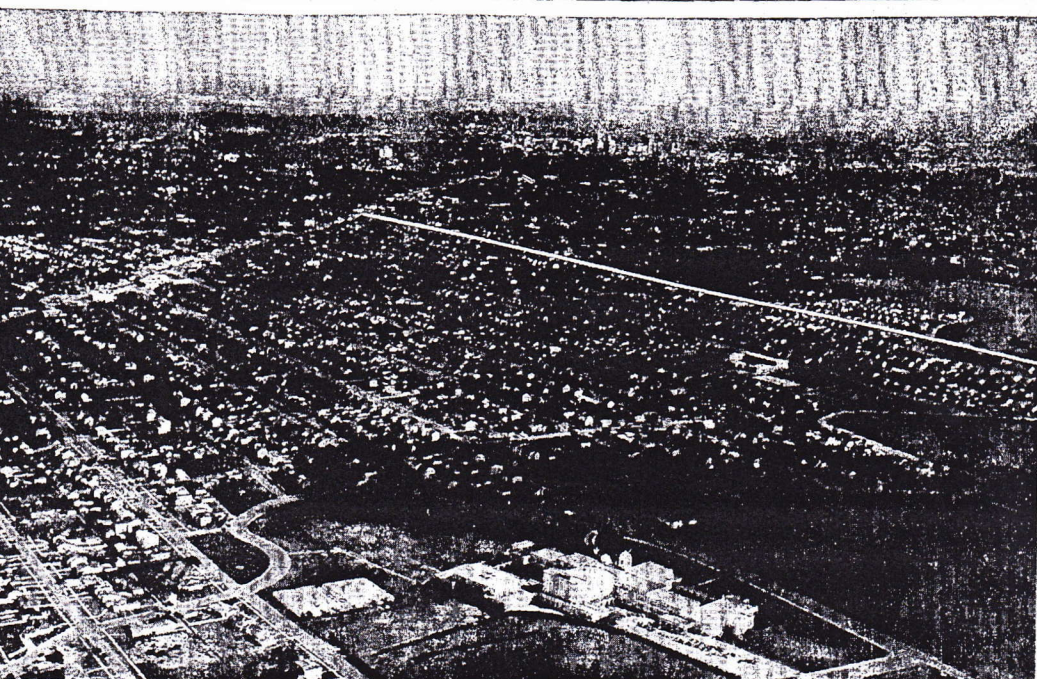
In the late '20s, H. E. Dickinson and associates acquired and developed the tract north of Woodlawn Ave. and west of Woodlawn Terrace. This area was known as Woodlawn Park. In the meantime, Thomas Jefferson High School was located in the upper part of the Woodlawn District. L. E. Fite, who had been the president of N. S. Dickinson in Woodlawn Place, is now developing Jefferson Manor, west of the school.

L. E. Dickinson and Fite also completed the development of Woodlawn Park as a home building suburb forward in the late '30s.

The latest complete subdivision in the Woodlawn District is Parkway Homes on Donalson Ave. just beyond Jefferson Manor. The developers are Woodlawn Homes Company, with J. E. Lowery as president and George F. Furr as manager.

This brings us to near the end of the 20th anniversary of the Woodlawn District. It has seen a vast amount of home construction during the past five years. Four available home sites remain in the established sections of the Woodlawn area and two new developments currently are being planned to open in 1942.

The natural result of building new homes in the Woodlawn District is that the city's population is growing. Schools and colleges in the area include Jefferson, Mann Junior High, Los Angeles Heights, St. Mary's, St. Mary's University and Peaseck Military Academy.



THE WOODLAWN DISTRICT—Boundaries of the Woodlawn District are shown in the aerial photograph above. The white line, representing Woodlawn Avenue, meets Fredericksburg Road to form an arc. During the first days of development, this arc was advertised as the "Arc of Opportunity." Thomas Jefferson High School, the pride of Woodlawn Area, is in the foreground. Photo by Studer from plane furnished by Hangar Six and piloted by Harry Carter.

Cow-Pasture Turned Into Subdivision

It is interesting to look back after 20 years and note just what happened to a permanent subdivision, properly improved and restricted.

Twenty years ago this week, Woodlawn Place was opened to the public. Shortly before this time it had been a cow-pasture covered with brush, irregular terrain with a winding creek running from Fredericksburg Road to Woodlawn Avenue with water holes and ponds usually found in country dairy farms.

The total value of all sites in Woodlawn Place the opening day was \$102,000.

The picture today is quite different. There are \$2,352,500 worth of homes in Woodlawn Place today. Thirty-four sites out of approximately 300 are still vacant. Woodlawn Place was restricted to a minimum cost of \$5,000, yet the average cost for homes including the site was \$5,189. The minimum home cost was \$5,000, of which very few were built and the maximum home in the property cost \$30,000 to build.

Several apartment houses of eight units and more were built. The neighborhood today is in strata condition as most of the homes and yards have been kept in good repair.

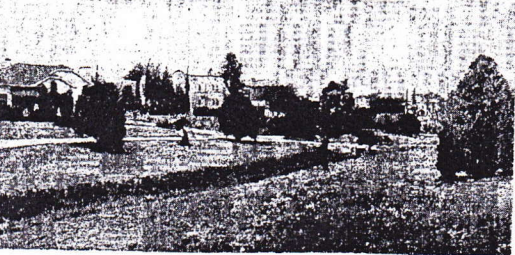
In developing Woodlawn Place, N. S. Dickinson emphasized the building of the newer type homes rather than the old California type bungalow, which type had prevailed in San Antonio previous to.

Dickinson made many trips to California to get new ideas for homes and on these trips took dozens of photographs of the newer type home. These photographs were shown and they were encouraged to build these homes of new architectural design.

Another plan carried out by Dickinson in the development of this property was the planting of shrubbery that would remain green throughout the winter months as well as through the summer.

The San Antonio Real Estate Board had launched a program about this time of planting all the year around green shrubbery and Dickinson carried out that idea through on this property.

Woodlawn Place was definitely restricted against business and although many attempts were made to break these restrictions, several suits having been fought through the courts of Bexar County and the restrictions in every case have been upheld.



BEFORE AND AFTER—Just to show what can happen in two decades, N. S. Dickinson, founder of the Woodlawn District, poses in the same spot, with a 20-year lapse between pictures. The creek in the upper photograph is completely transformed in the lower picture. Both photos were taken in what is now Woodlawn Place Park, between Woodlawn and Mistletoe avenues. — Lower photo by Studer.

Spencer-Sauer Active in Area Development

Many of the first homes in the Woodlawn District were built by the Spencer-Sauer Lumber Co. The first lumber yard on the north side of San Antonio.

W. A. Wauley, manager, came to this city 22 years ago and bought the site where the lumber yard now stands at 203 Fredericksburg Road.

San Antonian Honored by Appointment

R. W. Patton was chosen regional vice president of the National Assn. of Real Estate Boards at the annual convention of the organization held throughout the past week in Detroit. Patton's regional jurisdiction covers the eight states of Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma and Texas.

Monticello Park New Addition in Woodlawn Area

One of the newest and most exclusive subdivisions in the Woodlawn District is Monticello Park, situated just north and adjoining Thomas Jefferson High School. The addition is bounded on the east by Kampman Boulevard.

Value of Business Property Takes Strides in Two Decades

Business property developed due to opening of Woodlawn Place. When Woodlawn Place was opened on Nov. 2, 1921, it was the first development of what later became the great Woodlawn district. Woodlawn Place extended from Fredericksburg Road and Woodlawn Avenue to Zaramora St. and later many other additions were presented on the market and developments with beautiful homes. During this activity, several fine schools were built.

Few people could visualize the opportunities ahead through the development of business property in the Woodlawn District on Nov. 2, 1921, when the sale of sites in Woodlawn Place was open to the public.

At practically all residential properties developed in this district were restricted against business. It is naturally known that Fredericksburg Rd. should become the commercial area.

Today there are 15 business establishments along Fredericksburg Rd. between Woodlawn Ave. and West Ave. with the total value of improvements exclusive of the ground value of \$550,000. This figure includes Woodlawn Center development by N. S. Dickinson part of which is on Donalson Ave., Gramercy and Norris Place.

Builders' Exchange Gets Many New Members in Current Drive

Progress of the 1941 Invitational Membership Movement of the San Antonio Builders' Exchange is being marked with an increasing number of applications. Udo Haarmann is general chairman of the membership committee, which has been divided into two teams, one captained by H. J. von Rosenberg and the other by Floyd Livingston.

Membership applications have been received during the last four days from the General Neon Advertising Company, F. J. Hutchinson Company, Brown Express, A. S. White, representative of the Security Manufacturing Company of Kansas City, and C. C. Calvert, general contractor.

During the progress of the membership movement, a unique educational campaign is being conducted among the members. A recent survey shows that many members of long standing were not familiar with a number of important services made available by the Exchange. So as to correct this situation, a series of articles, each dealing with a distinct service, is being published in the Daily Service Bulletin. Among the subjects briefly described are the following:

1. The Daily Service Bulletin, containing complete, accurate, and up-to-date news of construction in San Antonio and South and West Texas.
2. Two-plant plans, in which are filed plans and specifications of current building projects for use of sub-contractors and material dealers who are members of the San Antonio Builders' Exchange.
3. An annual Membership Directory, a Buyers' Guide for Builders, in which are classified the members and the many services and materials offered by them.
4. A list of general contractors holding on current jobs filed in the Exchange offices for the use of Exchange members.
5. Job, year by year, of all local

Schools in Woodlawn Among Best

Approximately 7,000 students attend the many schools and colleges that are situated in Woodlawn District. So complete are the educational facilities of the Woodlawn District that the range covers every grade from preprimary through college.

Two colleges, a military academy, a law school, a junior high school, and eleven elementary schools are within or easily accessible to the Woodlawn District. But there was a time when the schools constituted a real problem for the developers of that notable residential district.

There was no convenient elementary school for the first home purchasers in Woodlawn Place. An early negotiation resulted in the sale of the block now occupied by the Woodlawn School to the Board of Education, but a change in school board personnel shut down the commitment for construction of a building. N. S. Dickinson had promised the buyers in Woodlawn Place that there would be an elementary school. So when the changed school board failed to construct a school, Dickinson himself built a school building and leased it to the board of education.

The developer's building was used for school purposes for 10 years before the Woodlawn elementary school was erected. The first school building at the corner of West Magnolia Ave. and Zaramora St. now is a business structure.

Working together closely, the developers of Woodlawn District eventually sought a senior high school for that area and the much-sought Thomas Jefferson High School was constructed 10 years later.

Latterly, Horace Mann Junior School was built to complete the Woodlawn District fine group of educational institutions.

Schools and colleges in the area include Jefferson, Mann Junior High, Los Angeles Heights, St. Mary's, St. Mary's University and Peaseck Military Academy.

#51673.

WOODLAWN PLACE ADD'N

KENNETH WIMER, OWNER
N.S. DICKINSON AND CO. SALES AGENTS.

#1447. Dedication of streets to public
The State of Texas,
County of Bexar.

I, Jennifer Wimer, owner of Woodlawn Place consisting of Lots A-16 (65) acres of land, acquired by gift, parcels of land from the University of Cincinnati and Julia W. Anderson, city blocks Nos. 1928, 1929, 1928, 1929, and Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825,

William H. Adams (Dorothy)

The State of Texas,
County of Bexar.

Before me, the undersigned authority, on this day personally appeared Kenneth Wimer, known to me to be the person whose name as subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and on the consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 1923.

(pawbis)

Kate L. Watkins
Notary Public in and
for Bexar County, Texas.

BEACON - HILL

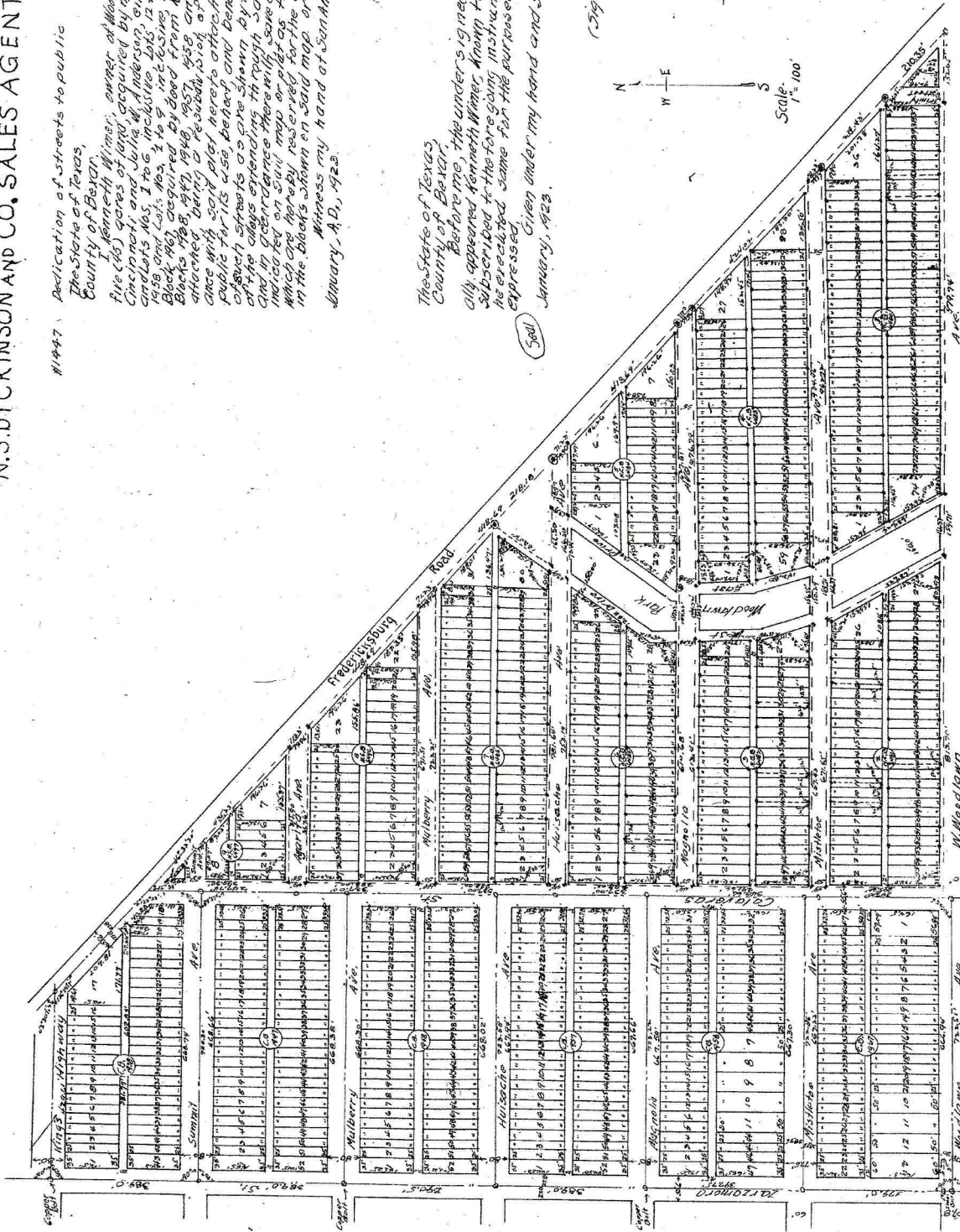
LEGEND

3 City Monuments, 1

Iron Pins

Filed for Record - Fe

Recorded and Indexed
February 17, 1923.



Surveyed and Platted 1922.
By: Walton & Arneson Engineers.
416 Gunter Bldg. San Antonio, Texas.

BEXAR APPRAISAL DISTRICT
411 N. FRIO, P.O. BOX 830248
SAN ANTONIO, TX 78283-0248

Phone: (210) 224-2432 Fax: (210) 242-2453

DATE OF NOTICE: April 23, 2015

#BWNCTVY
#N137791306#

22936 1 AV 0.381*****AUTO**5-DIGIT 78201 5DG 2 FT 75



Property ID: 377913 - 06482-003-0350

VARGA CLAY E & JANET M
1527 W MISTLETOE AVE
SAN ANTONIO TX 78201-5446

Account#: 377913

Ownership %: 100.00

Geo ID: 06482-003-0350

Legal: NCB 6482 BLK 3 | OT 35 36 & E 12 5 ET OF 37

Legal Acres: 0

Situs: 1527 W MISTLETOE SAN ANTONIO, TX 78201

Owner ID: 285556

EFile PIN: YFveMUmmBxAR

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2015. As of January 1, our appraisal is outlined below.

Appraisal Information				Last Year - 2014		Proposed - 2015	
Structure & Improvement Market Value				146,920		193,760	
Market Value of Non Ag/Timber Land				27,540		27,540	
Market Value of Ag/Timber Land				0		0	
Market Value of Personal Property/Minerals				0		0	
Total Market Value				174,460		221,300	
Productivity Value of Ag/Timber Land				0		0	
Appraised Value * (Possible Homestead Limitations, see asterisk below)				168,146		184,961	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)				168,146		184,961	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)				HS, OV65		HS, OV65	
2014 Taxable Value	Taxing Unit	2015 Proposed Assessed Value	2015 Exemption Amount	2015 Taxable Value	2014 Tax Rate	2015 Estimated Taxes	2015 FreezeYear and Tax Ceiling**
165,146	BEXAR CO RD & FLOOD	184,961	3,000	181,961	0.030679	50.67	2014 50.67
158,146	SA RIVER AUTH	184,961	10,000	174,961	0.017500	30.62	
138,146	ALAMO COM COLLEGE	184,961	30,000	154,961	0.149150	206.04	2014 206.04
168,146	UNIV HEALTH SYSTEM	184,961	0	184,961	0.276235	510.93	
118,146	BEXAR COUNTY	184,961	50,000	134,961	0.283821	335.32	2014 335.32
103,146	CITY OF SAN ANTONIO	184,961	65,000	119,961	0.565690	583.49	2014 583.49
143,146	SAN ANTONIO ISD	184,961	25,000	159,961	1.382600	1,979.14	2014 1,979.14

Do NOT Pay From This Notice Total Estimated Tax: \$3,696.21

The difference between the 2010 appraised value and the proposed 2015 appraised value is -9.40%. This percentage information is required by Tax Code section 25.19(b-1).

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."

The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year.

*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code.

* If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements. If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling.

If you wish to appeal, you must file a **WRITTEN** protest with the ARB by the deadline date:

Deadline for filing a protest: June 1, 2015
Location of Hearings: 411 N. Frio St
ARB will begin hearings: May 18, 2015

THIS IS NOT A BILL

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice, if you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at (210) 224-2432 or at the address shown above.

Sincerely,

Mike Amezcuita
Chief Appraiser

The C.H. Zirkel Family Photos
of
1527 W. Mistletoe Ave.



1527 W. Mistletoe
1930's



1527 Mistletoe
1940's



Judith & Clifford Zirkel
Pre-Marriage



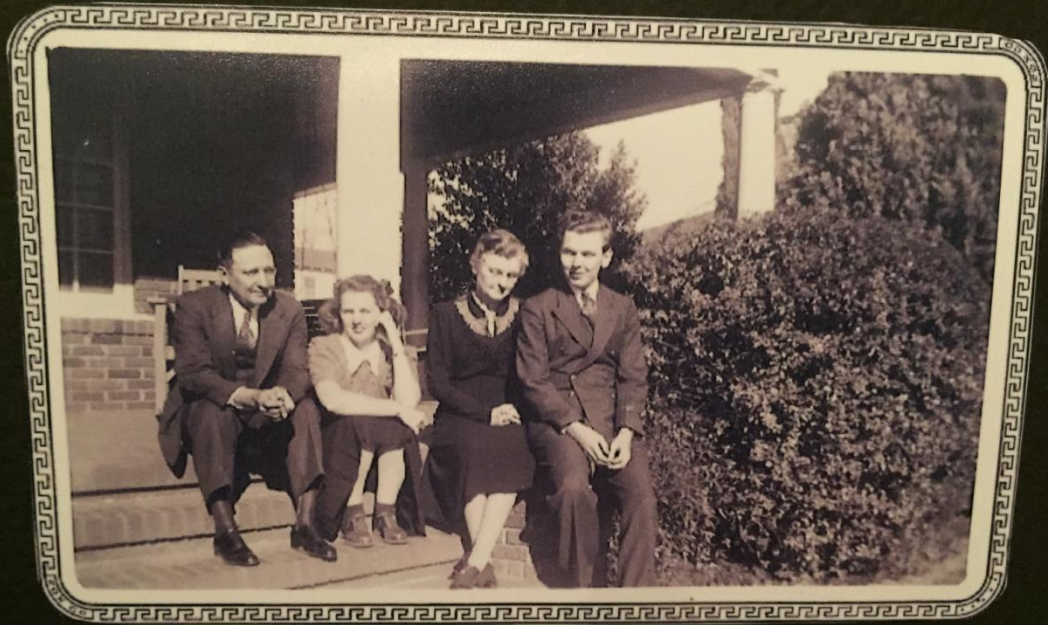
Joyce, C.H., Clifford Jr.
1920's



Joyce Zirkel
Front Porch



Joyce Zirkel
Driveway



**The Zirkel Family, 1930's
Front Porch**



**Winter
1527 Mistletoe**



Joyce Zirkel
Backyard



The Zirkel Clan in 1957
Living Room

Fiesta Home Tour 2009

15th Anniversary Celebration An Official Event of the Fiesta San Antonio Commission

We would like to invite you to this year's Fiesta Home Tour. This is the 15th anniversary of the Fiesta Home Tour! The Monticello Park Historic District will open the doors to seven homes, the Bihl House, Thomas Jefferson High School and the Young Women's Leadership Academy at Horace Mann on Saturday April 18th from 11am to 5pm. The annual tour occurs on the first Saturday of Fiesta. The following table outlines this year's home tour.

•	Home Tour Saturday, April 18th (one day only)
•	Tour Time 11am to 5pm
•	Ticket Price \$15 per Person
•	Six Homes on Tour
•	Tickets Sold Day of Tour at: Jefferson Church of Christ 702 Donaldson Ave. (across from Thomas Jefferson H.S.) San Antonio, TX 78201
•	Call for Information (210)736-0130

Proceeds from the Home Tour help to raise the needed money for the special maroon colored historic district signs as well as fund revitalization projects in the community. The Monticello Park Historic District Organization is dedicated to the preservation, promotion and revitalization of the historic structures and resources in the Thomas Jefferson Neighborhood. The home tour is an annual fundraiser that enables the Organization to carry out its purpose.



One of the homes on the tour is 1527 W. Mistletoe, the residence of Clay & Jan Varga.

Monticello Park Historic District
Organization's
*Fiesta
Tour of Homes*



April 18, 2009



**The Varga Home
at 1527 . Mistletoe Ave.**

Built in 1926 by the Busby Building Corporation, the general contractor was Charles Brient and the developer was N. S. Dickinson. The home has architectural elements of the Tudor style. The façade features a half timbering on the front and side gables, a front porch with Doric columns, and maroon and black brick cladding. Additional features include a cross-gabled roof, oak floors, a fireplace with built-ins, crown moldings, and original copper chandeliers and sconces.