



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 4, 2015

**HDRC CASE NO:** 2015-043  
**ADDRESS:** 1918 MARTIN LUTHER KING DR  
**LEGAL DESCRIPTION:** NCB 1531 BLK 12 LOT 9, 10, & 11  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Calvin Dudley - 922 S. Gevers  
**OWNER:** Calvin Dudley - 922 S. Gevers  
Calvin Dudley - 922 S. Gevers

### REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 1918 Martin Luther King Dr.

### FINDINGS:

a. The house at 1918 Martin Luther King is a two-story structure with a single-story rear ell and small, rear, two-story additions. The lower story and rear ell are constructed of soft limestone blocks that have been covered with modern stucco/cement. The second floor, of wood-frame construction, appears to have been added circa 1906. b. The second story is clad with simple wood shingles, and a flared eave over the first floor is clad with decorative scalloped shingles. c. This property meets more than the three required criteria for landmark designation, as per the UDC Section 35-607(b). d. This application is owner-initiated.

### RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for 1918 Martin Luther King Dr. based on finding a through d.

### COMMISSION ACTION:

Approved as submitted.

Shanon Shea Miller  
Historic Preservation Officer

**Statement of Significance  
1918 Martin Luther King**

It is uncertain when the house at 1918 Martin Luther King was initially constructed, but the lower floor and rear ell were constructed prior to the addition of the second floor and appear to date from the late 19<sup>th</sup> century. The stone single-story rear ell may have been an early detached building (or first structure), possibly predating the main structure. A 1906 newspaper article mentions "Mr. H. H. Hunt, the contractor, is improving his home, 1819 Nebraska Street, by adding another story..." (*San Antonio Daily Light*, Sept. 27, 1908). City directories as early as 1903-03 identify H.H. Hunt at 1819 Nebraska (the street name was changed to Martin Luther King sometime before or around 1976). According to deed research, Hunt (and his wife Mary W. Hunt) purchased the property in 1901 from Elizabeth M. Aycock (vol. 199, pages 189-191). The deed indicated the property was part of the "Old City Tract of E. Jidos" and also known as part of Hays & Meerscheidt's subdivision. At that time the property encompassed the entire city block between Nebraska (Martin Luther King), Shepherd Street (S. Walters Street), Iowa Street, and Hays Street (Ferguson).

By 1911, the city directory lists the address as 1918 Nebraska, so it is unclear when the street number changed from 1819 or if perhaps it was a mistake in the earlier directory listing. Mary W. Hunt appears to have remained in the home at 1918 Nebraska (now Martin Luther King) through at least 1946. Deed research indicated that Henry H. and Mary W. Hunt were divorced in 1921 and that the house at 1918 Nebraska was deeded to Mary.

Henry H. Hunt, who was believed to be from Lexington, KY, married Mary Ann Wurzel in San Antonio in 1883. Hunt had moved to San Antonio and was a concrete and masonry contractor. A newspaper ad for Henry H. Hunt & Co. "Manufacturers of Brick and Artificial Stone" at 223 Crockett Street noted "custom building a specialty" (*San Antonio Evening Light*, Oct. 19, 1882). Hunt died in 1924 at the age of 67. His obituary mentioned he "died at his home, 520 Mohawk Street." He was to be buried at Old St. Joseph's Cemetery (*The San Antonio Light*, Nov. 10, 1924). Hunt's former wife, Mary W. Hunt, remained in the home on Nebraska, and appears to have been active in civic duties in San Antonio. A 1927 article mentioned that she planned a "Pound Party" for orphans of the neighboring Carmelite Orphanage to solicit donations of groceries. (*San Antonio Light*, Oct. 21, 1927). Mrs. Hunt raised 10 children; seven girls and three boys. Mary Hunt died in 1947 at the age of 86. According to her obituary, she was a native of Pittsburg, and had lived in San Antonio since the age of 22. She was to be buried in San Fernando Cemetery (*San Antonio Light*, Mar. 30, 1947). By 1948, the house at 1918 Nebraska (MLK) was listed for sale as "11 rooms, 2-story, corner, 150x150, needs repairs" (*San Antonio Express*, Feb. 9, 1948).

The house at 1918 Martin Luther King is a two-story structure with a single-story rear ell and small, rear, two-story additions. The lower story and rear ell are constructed of soft limestone blocks that have been covered with modern stucco/cement. Exaggerated mortar joints on the front façade provide a more decorative appearance than the remaining elevations. The second floor, of wood-frame construction, appear to have been added in the early 20<sup>th</sup> century (ca. 1906 per the above referenced newspaper article). The second story is clad with simple wood shingles, and a flared eave over the first floor is clad with decorative scalloped wood shingles. The L-shaped residence has an attached front porch that has been altered with a concrete floor, heavy concrete posts, and a replacement roof. The original or prior porch roof is thought to have been flat and likely served as a balcony when the second floor was added. Evidence of a former door on the second floor over the main front entrance supports this. The upper floor ornamentation is reflective of the Queen Anne style, popular at the turn of the century. Windows on the front and west sides of the house have decorative turned woodwork, brackets, and hoods. The remaining fenestration consists of double-hung one-over-one and two-over-two wood sash windows. Small rear