

## HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

**HDRC CASE NO:** 2019-185  
**ADDRESS:** 903 W HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 1810 BLK 28 LOT 47 AND 48  
**ZONING:** R-6 NCD-5  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Jordan Ghawi  
**OWNER:** Jordan Ghawi and Stephanie Phillips  
**TYPE OF WORK:** Historic Landmark Designation

### REQUEST:

The applicant is requesting a finding of historic significance for the property located at 118 Florida St.

### APPLICABLE CITATIONS:

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

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

designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

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

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
  3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
  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;
  7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
  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;
  13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.

**FINDINGS:**

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure at 903 W Huisache Ave is a one-story Craftsman with Tudor Revival influences built c. 1925 and located in Beacon Hill. Jordan Ghawi and Stephanie Phillips currently own the property. The address first appears in the 1924 San Antonio city directory as the residence of renters P & Bertha Tyrell. The structure is included in the 1951 Sanborn map, along with an accessory structure that is no longer extant. According to the Beacon Hill Neighborhood Association's website, "the neighborhood was among the first 'modern' platted subdivisions developed in San Antonio," and included subdivisions within the boundaries, namely Laurel Heights Addition, Treasure Hill, Fox's Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven, which developed from the early 1890s to the late 1920s. According to newspaper archive research, the area where Beacon Hill is now located was originally platted by Nicholson, Furnish, and Smith in 1908 and was an addition to Fox's Beacon Hill, originally platted in 1907. The land where 903 W Huisache Ave is located is part of the originally platted Beacon Hill Addition subdivision. Dr. Charles Haggard owned 903 W Huisache Ave from c. 1929 through 1939, and the applicant discovered through newspaper archive research that he and his family were active in the San Antonio community. Their daughter, Helen, married Walter Brennan in 1939; Brennan was later appointed to the University of Texas Board of Regents and is cited for his contribution to establishing the UT Health Science Center at San Antonio and University Hospital.
- c. **SITE CONTEXT:** 903 W Huisache is located on the northwest corner of the intersection of W Huisache Ave and Blanco Rd in the Beacon Hill neighborhood conservation district (NCD-5). The primary façade faces south toward W Huisache Ave, and there is a brick walkway running south from the front porch past the sidewalk to the street. The lot is rectangular, with the short end on W Huisache Ave, and the house sits approximately 11 to 20 feet from the primary right-of-way and about six to eight feet from the right-of-way along Blanco Rd. A gravel parking pad at the northeast corner of the lot is accessed via a gate along Blanco Rd. Aside from this metal gate, the yard is enclosed by a wood fence.
- d. **ARCHITECTURAL DESCRIPTION:** The home is designed in the Craftsman style, which characterizes this particular area of the Beacon Hill neighborhood. The primary form of the house is symmetrical with two identical side gables facing east-west connected by a central bay with a cross gable facing north-south; roof material is composition shingle. The central bay is inset on the west and east, creating two side porches covered by low sloping shed roofs. The shed roofs are supported by simple square columns with square bases and two horizontal cross beams with tapered edges. The front, rear, and porch roof forms feature exposed wood rafter tails. The facade of the entire structure is wood bevel siding with a 6 inch reveal. The front facade fenestration is nearly

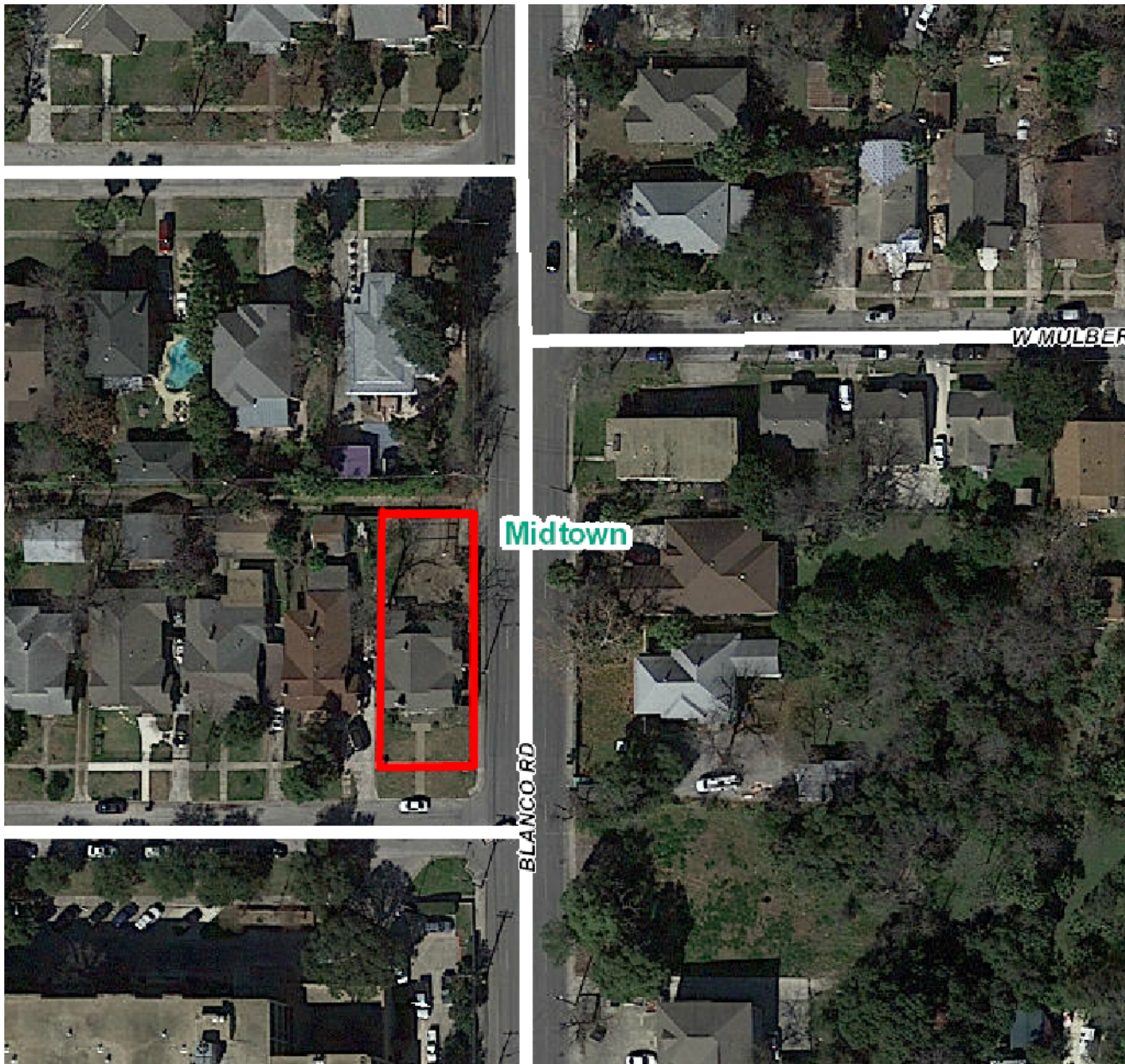
symmetrical with two ganged one-over-one wood windows on either side and a front door located on the central axis. A front-facing gable is located directly above the front door and features a horizontal ganged window with two wood sashes featuring six divided lites each. The front facade is dominated by a tapered chimney clad in stucco, a feature most commonly associated with the Tudor Revival style. The chimney features an arched inset detail with three diamond tiles. The chimney is capped with a decorative Flemish bond brick detailing. The front side gable on the east facade contains four square leaded stained glass wood windows. The sashes are identical and feature a quintessential Craftsman-influenced design with a tulip flower surrounded by geometric detailing. Character-defining features of 903 W Huisache Ave include:

- Its overall symmetry
  - One-over-one wood windows
  - Chimney on façade
  - Exposed rafter tails
  - Side porches
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** Dr. Charles Haggard and his wife were significantly involved in their local community, and the Haggard's daughter Helen and her husband, Walter Brenan, continued to be involved in San Antonio through social activities, advocacy, and administration, including Walter's involvement with the University of Texas Board of Regents.
  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;** While the style of the structure is predominantly Craftsman, the home also features a prominent, character-defining chimney on the front facade that is most commonly associated with the Tudor Revival style.
  7. **Its unique location or singular physical characteristics that make it an established or familiar visible feature;** The structure is located prominently on the corner of Huisache Ave and Blanco Rd. In addition, the structure's dominant, character-defining front chimney is a unique feature amongst Beacon Hill's Craftsman-style single story homes.
  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;** This structure represents the architectural design, detail work, form, and craftsmanship that is consistent with the homes built during the development period of the neighborhood.
  13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** The structure is part of the eligible historic district of Beacon Hill and would be considered contributing to the neighborhood to pursue designation. Additionally, 903 W Huisache Ave is part of the original plat for the Beacon Hill Addition subdivision.
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

#### **RECOMMENDATION:**

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 903 W Huisache Ave to the Zoning Commission and to the City Council based on findings a through e.

**CASE MANAGER:** Jessica Anderson



## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 02, 2019

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## Statement of Significance

**Property Address:** 903 W Huisache Ave

### 1. Application Details

Applicant: Jordan Ghawi

Type: Application for Historic Landmark Designation

Date Received: 29 March 2019

### 2. Findings

The structure at 903 W Huisache Ave is a one-story Craftsman with Tudor Revival influences built c. 1925 and located in the Beacon Hill neighborhood conservation district (NCD-5). Jordan Ghawi and Stephanie Phillips currently own the property.

The address first appears in the 1924 San Antonio city directory as the residence of renters P & Bertha Tyrell.<sup>1</sup> The structure is included in the 1951 Sanborn map, along with an accessory structure that is no longer extant. The map shows that each residential structure on the block had a garage at the rear of the lot, most of which were accessed by a rear alley, though the garage for the subject structure was accessed via Blanco Rd.<sup>2</sup> Most of these accessory structures remain in the neighborhood. The home is designed in the Craftsman style, characteristic of this area of the Beacon Hill neighborhood.

Beacon Hill is one of several unique neighborhoods that evolved during San Antonio's first great expansion, starting in the 1850s until the Great Depression. By 1890, electric trolleys that carried passengers to San Pedro Springs Park had influenced the development of the city's first new subdivisions to the north, including Beacon Hill. According to the Beacon Hill Neighborhood Association's website, "the neighborhood was among the first 'modern' platted subdivisions developed in San Antonio," and included subdivisions within the boundaries, namely Laurel Heights Addition, Treasure Hill, Fox's Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven, which developed from the early 1890s to the late 1920s.<sup>3</sup> The Blanco Rd corridor was originally characterized by concrete pillars, many of which still exist, including one in the planting strip of 903 W Huisache Ave. The pillars were originally found on every Blanco Rd intersection and were designed by architect J. Flood Walker, who designed the St. Anthony Hotel in downtown San Antonio.<sup>4</sup>

According to newspaper archive research, the area where Beacon Hill is now located was originally platted by Nicholson, Furnish, and Smith in 1908 and was an addition to Fox's Beacon Hill, originally platted in 1907.<sup>5</sup> Heavy advertisement in newspapers followed for the addition. The area was frequently referred to as the "Queen Suburb" in these advertisements.<sup>6</sup> The land where 903 W Huisache Ave is located is part of the originally platted Beacon Hill Addition subdivision.

Dr. Charles Haggard owned 903 W Huisache Ave from c. 1929 through 1939, and the applicant discovered through newspaper archive research that he and his family were active in the San Antonio community. Their

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<sup>1</sup> San Antonio City Directory, 1924-25.

<sup>2</sup> Sanborn Fire Insurance Maps: San Antonio, Texas. 1911-March 1951, vol. 1, 1911-Dec 1950, sheet 95.

<sup>3</sup> Beacon Hill Neighborhood Association: Explore. Accessed 2 April 2017.

<http://www.beaconhillsanantonio.org/explore>

<sup>4</sup> "Beacon Hill Items." San Antonio *Daily Express*, Sunday, 4 April 1909.

<sup>5</sup> "Beacon Hill Almost Gone." San Antonio *Light*, Sunday, 20 October 1907.

<sup>6</sup> "Buy Lots in Beacon Hill and Get That Money Look." San Antonio *Light*, Friday, 19 April 1907.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

daughter, Helen, married Walter Brenan in 1939; Brenan was later appointed to the University of Texas Board of Regents and is cited for his contribution to establishing the UT Health Science Center at San Antonio and University Hospital.<sup>7</sup>

### 3. Architectural Description

903 W Huisache is located on the northwest corner of the intersection of W Huisache Ave and Blanco Rd in the Beacon Hill neighborhood conservation district (NCD-5). The primary façade faces south toward W Huisache Ave, and there is a brick walkway running south from the front porch past the sidewalk to the street. The lot is rectangular, with the short end on W Huisache Ave, and the house sits approximately 11 to 20 feet from the primary right-of-way and about six to eight feet from the right-of-way along Blanco Rd. A gravel parking pad at the northeast corner of the lot is accessed via a gate along Blanco Rd. Aside from this metal gate, the yard is enclosed by a wood fence.

The home is designed in the Craftsman style, which characterizes this particular area of the Beacon Hill neighborhood. The primary form of the house is symmetrical with two identical side gables facing east-west connected by a central bay with a cross gable facing north-south; roof material is composition shingle. The central bay is inset on the west and east, creating two side porches covered by low sloping shed roofs. The shed roofs are supported by simple square columns with square bases and two horizontal cross beams with tapered edges. The front, rear, and porch roof forms feature exposed wood rafter tails.

The facade of the entire structure is wood bevel siding with a 6 inch reveal. The front facade fenestration is nearly symmetrical with two ganged one-over-one wood windows on either side and a front door located on the central axis. A front-facing gable is located directly above the front door and features a horizontal ganged window with two wood sashes featuring six divided lites each. The front facade is dominated by a tapered chimney clad in stucco, a feature most commonly associated with the Tudor Revival style. The chimney features an arched inset detail with three diamond tiles. The chimney is capped with a decorative Flemish bond brick detailing.

The front side gable on the east facade contains four square leaded stained glass wood windows. The sashes are identical and feature a quintessential Craftsman-influenced design with a tulip flower surrounded by geometric detailing.

Character-defining features of 903 W Huisache Ave include:

- Its overall symmetry
- One-over-one wood windows
- Chimney on façade
- Exposed rafter tails
- Side porches

### 4. Landmark Criteria

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

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** Dr. Charles Haggard and his wife were significantly involved in their local community, and the Haggard's daughter Helen and her husband, Walter

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<sup>7</sup> Ford, John. "Regents' Deadline for Bexar Feb. 20." *San Antonio Express and News*, Sunday, 29 January 1967, page 1.



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Brenan, continued to be involved in San Antonio through social activities, advocacy, and administration, including Walter's involvement with the University of Texas Board of Regents.

- **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;** While the style of the structure is predominantly Craftsman, the home also features a prominent, character-defining chimney on the front facade that is most commonly associated with the Tudor Revival style.
- **7: Its unique location or singular physical characteristics that make it an established or familiar visible feature;** The structure is located prominently on the corner of Huisache Ave and Blanco Rd. In addition, the structure's dominant, character-defining front chimney is a unique feature amongst Beacon Hill's Craftsman-style single story homes.
- **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;** This structure represents the architectural design, detail work, form, and craftsmanship that is consistent with the homes built during the development period of the neighborhood.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** The structure is part of the eligible historic district of Beacon Hill and would be considered contributing were the neighborhood to pursue designation. Additionally, 903 W Huisache Ave is part of the original plat for the Beacon Hill Addition subdivision.

### 5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 903 W Huisache Ave meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 903 W Huisache Ave. Further research may reveal additional significance associated with this property.



*Primary façade. Photo provided by the applicant.*

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903 W Huisache Ave  
Statement of Significance

The single family structure addressed 903 W Huisache Ave was constructed in approximately 1925. The address first appears in the 1924-1925 city directory and the structure is present on the 1911-1951 Sanborn Map. The 1911-1951 Sanborn Map also indicates a rear auto accessory structure, which is not longer extant on the property. The house is located on a corner lot at the intersection of W Huisache Ave and Blanco Rd.

### **Architectural Description**

The home is designed in the Craftsman style, which characterizes this particular area of the Beacon Hill neighborhood. The primary form of the house is symmetrical with two identical side gables facing east-west connected by a central bay with a cross gable facing north-south. The central bay is inset on the west and east, creating two side porches covered by low sloping shed roofs. The shed roofs are supported by simple square columns with square bases and two horizontal cross beams with tapered edges. The front, rear, and porch roof forms feature exposed wooden rafter tails.

The facade of the entire structure is wood bevel siding with a 6 inch reveal. The front facade fenestration is nearly symmetrical with two ganged one over one wood windows on either side and a front door located on the central axis. A front-facing gable is located directly above the front door and features a horizontal ganged window with two wood sashes featuring six divided lites each.

The front facade is dominated by a tapered chimney clad in stucco. The chimney features an arched inset detail with three diamonds tiles near the top. The chimney is capped with a decorative flemish bond brick detailing.

The front side gable on the east facade contains four square leaded stained glass wood windows. The sashes are identical and feature a quintessential Craftsman-influenced design with a tulip flower surrounded by geometric detailing.

The character defining features of this home are the form; side porches and detailing; front chimney; and stained glass windows.

## Occupant History

According to the 1924-1925 city directory, the likely first residents of this structure were P & Bertha Tyrell. The directory indicates that they were renters. Research of later city directories revealed the following occupant information (copied as written):

1929-1930: Haggard Chas Dr (owner)  
1931-1932: Haggard C H Dr (owner)  
1936-1937: Haggard C H (owner)  
1938-1939: Haggard C H  
1940-1941: Reynolds Francois H K  
1942-1943: Allen James M chiropractor  
Allen Pauline chiropractor  
1951: Perkins Robt M real estate (owner)  
1955-1956: Perkins Robt M real estate (owner)  
1959: Perkins Robt M  
1969: Christian Higinia B Mrs (owner)

### *Dr. and Mrs. Charles Haggard*

Newspaper archive research for the occupant Haggard, who resided in the home from at least 1929 through 1939, revealed that Dr. Charles Haggard and his wife, along with their families, were active in the San Antonio community. Both the San Antonio Light and San Antonio Express News repeatedly featured stories of Dr. Charles Haggard's wife and his brother's wife, Mrs. Frank Haggard, hosting social events, including a debutante event at the St. Anthony Hotel in 1931 and a holiday party at 903 W Huisache Ave in 1937. The holiday party was described in detail in the article, including that the living room was decorated with a blue lacquered Christmas tree and the mantle featured a snow scene. The original brick double mantle fireplace in the living room is still in tact.

The San Antonio Light noted that a circle of the First Presbyterian Church would be held at 903 W Huisache Ave in 1937, and subsequent articles indicate that the Haggards were heavily involved as members of the church. The Light also covered the wedding of the Haggards' daughter, Helen Haggard, to Walter Brenan in 1939, and indicated that the reception was held at 903 W Huisache Ave.

More solemnly, the San Antonio Express News covered the tragic death of the Haggards' 11-year old son, Charles Jr., who was hit by a car at the corner of Huisache Ave and Blanco Rd in 1934.

### *Helen Haggard (daughter) & Walter Brenan*

Dr. and Mrs. Charles Haggard's daughter, Helen Haggard, married Walter Brenan of San Antonio in 1939. Newspaper archive research for Helen and Walter after 1940 revealed a continued extensive involvement in the San Antonio community.

In 1936, prior to his marriage to Helen Haggard, the San Antonio Light indicated that Walter Brenan, then a senior business administration student at the University of Texas at Austin, was elected president of the Sigma

Alpha Epsilon fraternity. The article also states that he will continue his education at the law school for two more years and that he was a 1932 graduate of Jefferson High School.

The San Antonio Light features a prominent photo of Helen on the “Socially Speaking” page in the December 30, 1946 issue. The caption indicates that she was the secretary of the Christmas Cotillion and that she was attending the organization’s first Black and White ball at the Menger Hotel.

In September 1948, the San Antonio Light reported on a petition to extend the Broadway bus line from College Blvd. The petition was brought forth by L. Fred Hoey and Walter Brenan and was sponsored by the Alamo Heights Chamber of Commerce.

In March 1961, the San Antonio Express reported on Walter Brenan’s appointment to the University of Texas Board of Regents, as confirmed by the Texas State Senate.

In January 1967, the San Antonio Express and News covered a University of Texas Board of Regents meeting in Austin discussing the feasibility of financing a South Texas Medical School teaching hospital in San Antonio. According to the article, Board Chairman Frank C. Erwin read a resolution to adjust the deadline, which was unanimously approved on motion from Walter Brenan of San Antonio.

The following year in 1968, the aforementioned teaching hospital, now known as the UT Health Science Center at San Antonio and University Hospital, was dedicated. This article, as well as the 1961 San Antonio Express article, indicates Mr. Brenan’s membership of the University of Texas Board of Regents; his contribution in establishing the UT Health Science Center at San Antonio and University Hospital; and his involvement with prominent Texas icons, including Frank Erwin, the namesake of the current Frank Erwin Center in Austin.

Though Walter and Helen Brenan did not reside in 903 W Huisache Ave, Helen’s connection to the home in her childhood years through the ownership of her parents is significant. The home is a physical remainder of the Haggard family’s social and political legacy and contributions to the San Antonio community between the late 1920s through the 1970s.

## **Beacon Hill Neighborhood History**

According to the Beacon Hill Area Neighborhood Association website:

*The Beacon Hill neighborhood is one of several unique neighborhoods that evolved during San Antonio's first great expansion, which began in the 1850s and continued with few interruptions until the Great Depression of the 1930s. These neighborhoods grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park. By 1890, electric trolleys were traveling the fixed rail system carrying passengers to San Pedro Springs Park and in the process, significantly influenced the development of the city's first new subdivisions to the north.*

*Alta Vista and Beacon Hill were among the first "modern" platted subdivisions developed in San Antonio. Alta Vista and Beacon Hill are actually the names of modern-day neighborhood associations. The original platted subdivisions within the boundaries of Alta Vista and Beacon Hill include Laurel Heights Addition, Treasure Hill,*

*Fox's Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven and were developed over three decades from the early 1890s to the late 1920s.*

According to newspaper archive research, the area where Beacon Hill is now located was originally platted by Nicholson, Furnish, and Smith in 1908 and was an addition to Fox's Beacon Hill, originally platted in 1907. Heavy advertisement in newspapers followed for the addition. The area was frequently referred to as the "Queen Suburb" in these advertisements. The land where 903 W Huisache Ave is located is part of the originally platted Beacon Hill Addition subdivision.

The Blanco Rd corridor was originally characterized by concrete pillars, many of which still exist, including one in the planting strip of 903 W Huisache Ave. Originally, as indicated in a Daily Express article from April 1909, the pillars were on every Blanco Rd intersection and were designed by architect J. Flood Walker, who designed the St. Anthony Hotel in downtown San Antonio.

### **Existing Conditions**

The structure retains a high degree of integrity in terms of materiality, architectural details, location, and setting. Several of the home's original one over one wood windows remain, including those facing the west and east porches and two on the rear facade. The replacement windows are one over one wood with similar dimensions, profile, and inset, and the exterior trim and ganged detailing remains.

Based on Sanborn Maps, the front porch footprint was likely modified, but has been restored to a design that is compatible with the architectural style of the structure. A similarly designed home with a comparable front porch configuration can be found at 2021 W Huisache Ave in the Monticello Park Historic District.

The northern edge of the block of W Huisache between Grant Ave and Blanco Rd, along with the majority of the remaining blocks of W Huisache to the west, are highly intact and retain a high degree of integrity that reflects the original platting of the neighborhood and the architectural style of the era of significance.

### **Criteria Met for Local Landmark Designation in San Antonio**

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

*Based on city directory and newspaper archive research, early longtime residents of this property, Dr. Charles Haggard and his wife, were significantly involved in their local community, particularly Mrs. Haggard. Mrs. Haggard was repeatedly featured in local newspapers for her social involvement, including poetry clubs and holiday parties. Additionally, the Haggard's daughter Helen and her husband, Walter Brennan, continued to be involved in San Antonio through social activities, advocacy, and administration, including Walter's involvement with the University of Texas Board of Regents during the time when the UT Health Science Center at San Antonio was developed and established.*

*The designation of this property would recognize the contribution of early occupants of the Beacon Hill neighborhood in developing and sustaining residential community and character. The home is a physical*

*remainder of the Haggard family's social and political legacy and contributions to the San Antonio community between the late 1920s through the 1970s.*

(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;

*While the style of the structure is predominantly Craftsman, the home also features a prominent, character-defining chimney on the front facade that is most commonly associated with the Tudor Revival style. The floor plan of the home is also unique in that it features two nearly identical side porches. The architectural features of this home are valuable for the study of pre-Depression era suburban residential design in San Antonio, particularly because of the eclectic borrowing and customization of architectural elements in nearby neighborhoods that were platted and developed at a similar time, including Alta Vista, Monticello Park, and Woodlawn Terrace.*

(7) Its unique location or singular physical characteristics that make it an established or familiar visible feature;

*The structure is located prominently on the corner of Huisache Ave and Blanco Rd. Because of the topography of the area, the location of this home is sited on the approximate area of Beacon Hill and is a visual landmark when driving, cycling, or walking north on Blanco Rd. The structure's dominant, character-defining front chimney is a unique feature amongst Beacon Hill's Craftsman style single story homes.*

(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;

*This structure represents the architectural design, detail work, form, and craftsmanship that is consistent with the homes built during the development period of the neighborhood. The structure is part of an important and diverse historic neighborhood and the eligible historic district of Beacon Hill, which was established as San Antonio grew in the early 1900s. This structure contributes to the neighborhood as a reminder of the economic boom of the era and the resulting residential urban development pattern spurred by the railroad a few blocks east.*

(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;

*The land where 903 W Huisache Ave is located is part of the originally platted Beacon Hill Addition subdivision with few intrusions.*



Photos submitted by applicant  
*Primary Façade*





Photos submitted by applicant  
*East Porch*



Photos submitted by applicant  
*Rear Façade*





Photos submitted by applicant  
*West*



15/ITC/ 1628954 -AHSA/LS

## WARRANTY DEED WITH VENDOR'S LIEN

GHAWI  
Loan Number: 508718050083354  
MIN:100019530000222599

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS

COUNTY OF **BEXAR**

)  
)  
)

KNOW ALL MEN BY THESE PRESENTS:

THAT **PEDRO S. MARTINEZ**, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration to Grantor paid by **JORDAN GHAWI, AN UNMARRIED MAN AND STEPHANIE PHILLIPS, AN UNMARRIED WOMAN**, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain promissory note(s) hereinafter called "Note", in the principal sum of **\$188,000.00**, of even date herewith, payable to the order of **ZB, N.A. dba AMEGY BANK**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to **GEORGE M. MARSHALL**, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit:

**LOT 47 AND LOT 48, BLOCK 28, NEW CITY BLOCK 1810, BEACON HILL ADDITION, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 105, PAGES 172-173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.**

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.






Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

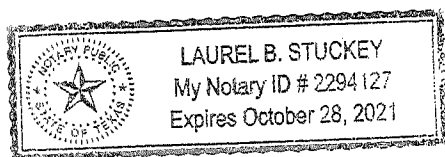
**EXECUTED this 22nd day of AUGUST, 2018.**

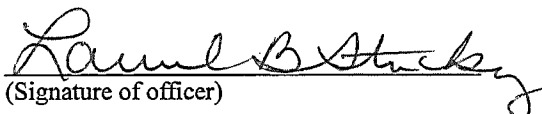
  
\_\_\_\_\_  
PEDRO S. MARTINEZ

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me this August 22, 2018 by PEDRO S. MARTINEZ.



  
(Signature of officer)

\_\_\_\_\_  
(Title of officer)

My Commission Expires: \_\_\_\_\_

GRANTEE'S ADDRESS:  
317 LEXINGTON AVE #136  
SAN ANTONIO, TEXAS 78215



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

**Document Number:** 20180166636  
**Recorded Date:** August 23, 2018  
**Recorded Time:** 7:59 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 8/23/2018 7:59 AM



  
Gerard C. Rickhoff  
Bexar County Clerk

Property Search > 120940 GHAWI JORDAN & PHILLIPS STEPHANIE for Year 2019

 Details |  Map

Click on a title bar to expand or collapse the information.

▼ Property

Account			
Property ID:	120940	Legal Description:	NCB 1810 BLK 28 LOT 47 AND 48
Geographic ID:	01810-028-0470	Zoning:	R-6 NCD-5
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	903 W HUISACHE AVE SAN ANTONIO, TX 78201	Mapsc0:	582C8
Neighborhood:	BEACON HILL	Map ID:	
Neighborhood CD:	57023		
Owner			
Name:	GHAWI JORDAN & PHILLIPS STEPHANIE	Owner ID:	3139905
Mailing Address:	317 LEXINGTON AVE APT 136 SAN ANTONIO, TX 78215-1911	% Ownership:	100.000000000000%
<a href="#">Exemptions:</a>			

► Values

► Taxing Jurisdiction

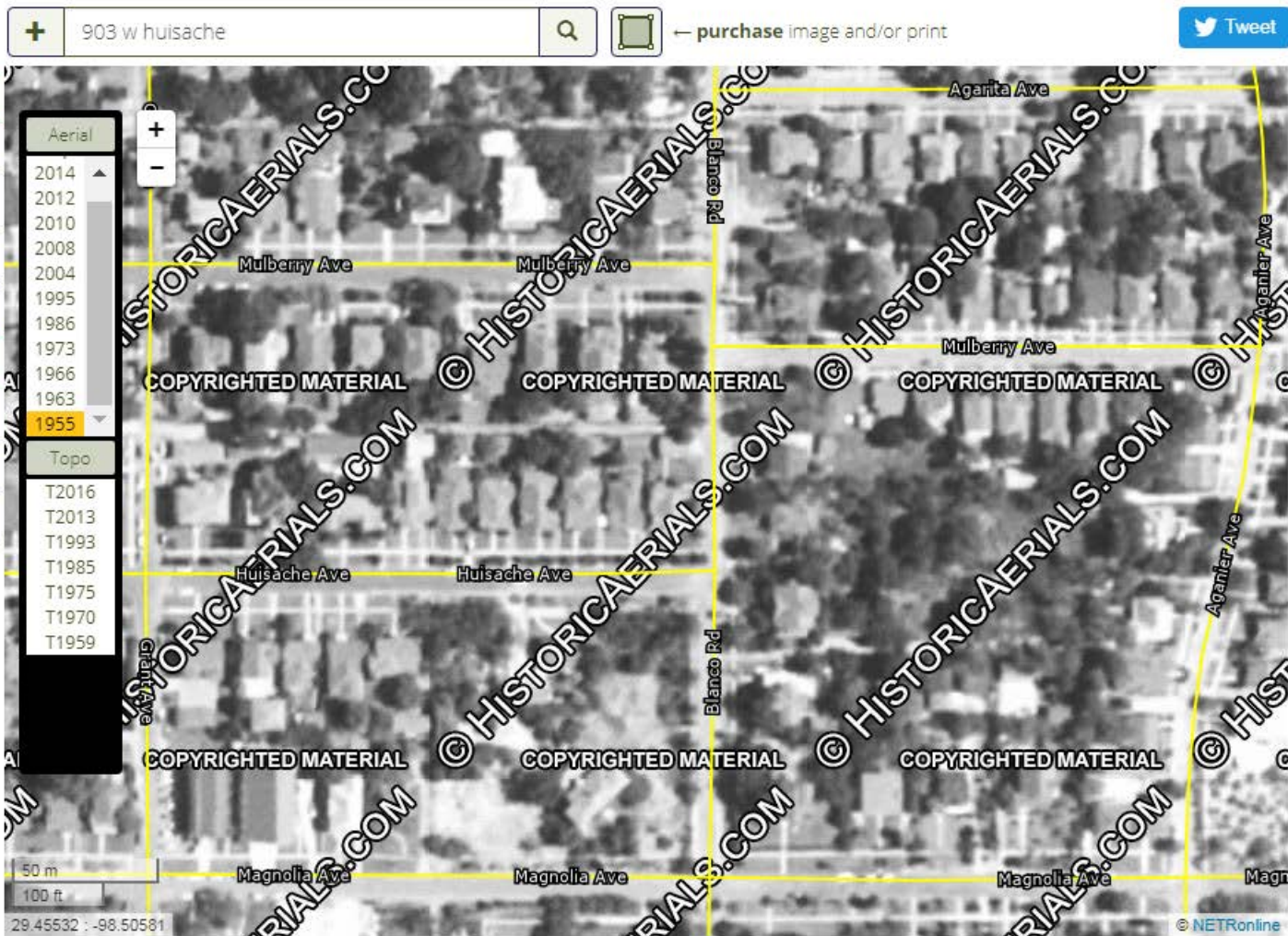
► Improvement / Building

► Land

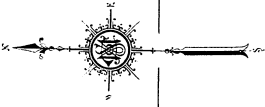
▼ Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$151,680	\$41,060	0	192,740	\$0	\$192,740
2017	\$145,080	\$41,060	0	186,140	\$6,584	\$179,556
2016	\$141,530	\$33,380	0	174,910	\$11,677	\$163,233
2015	\$139,380	\$16,290	0	155,670	\$7,276	\$148,394

2019 data current as of Mar 29 2019 12:43AM.  
2018 and prior year data current as of Mar 8 2019 5:08PM  
For property information, contact (210) 242-2432 or (210) 224-8511 or [email](#).  
For website information, contact (210) 242-2500.



95



AV. MACDONALD

BLANCO CITY

88

RD. MACDONALD

1821

AV. E. W. L. G. - NOT PAVED

94

W. MULBERRY

GRANT

W. HUISACHE

AV. MACDONALD

W. MAGNOLIA

96

1809

1822

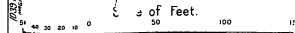
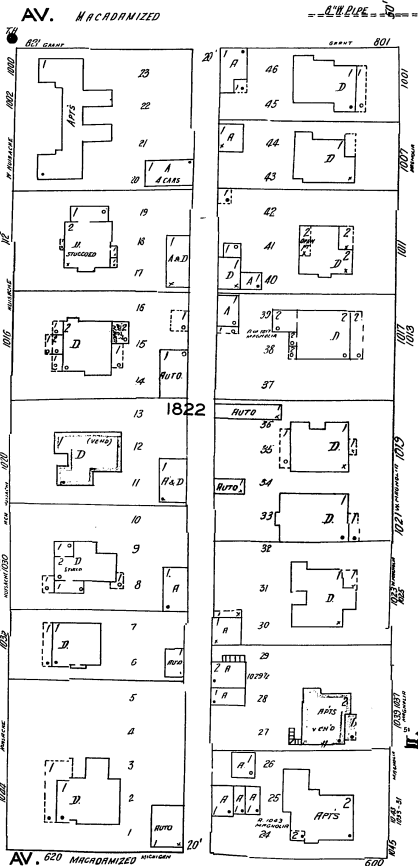
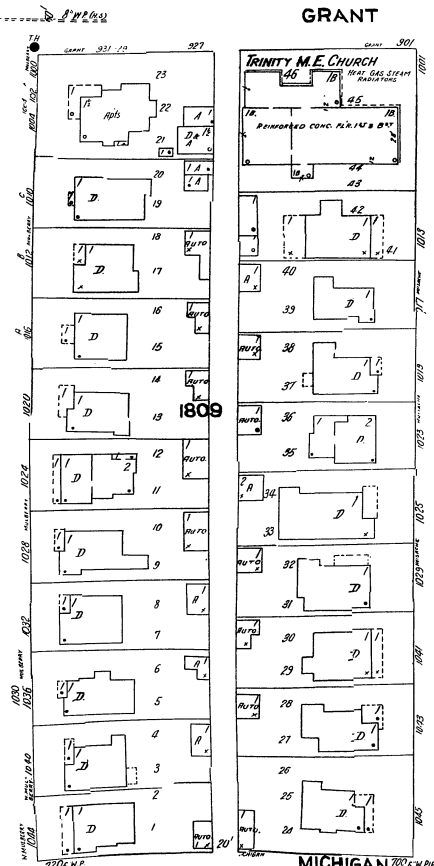
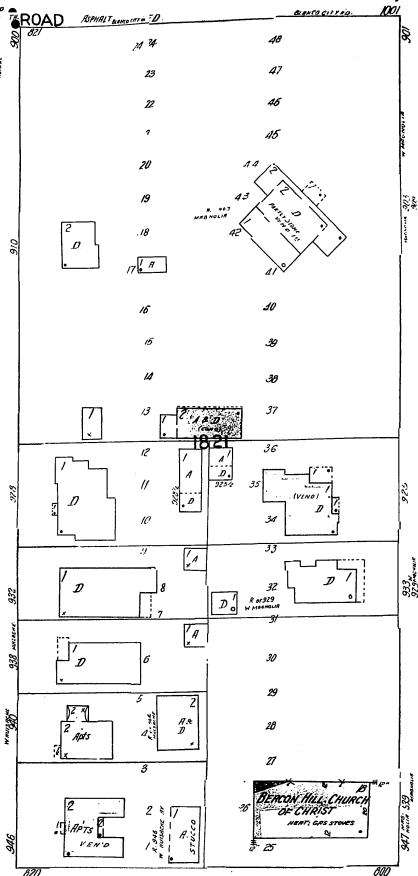
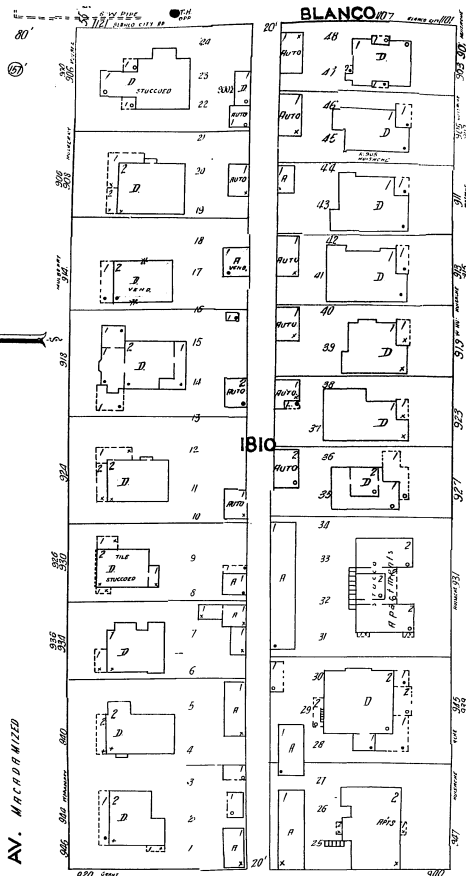
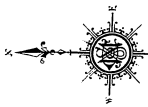
MICHIGAN

100

AV. MACDONALD

Scale of Feet.





COSIMA COLVIN  
817 W. Magnolia #7  
SAN ANTONIO, TX 78212  
(210) 381-7871  
[cosima@earthlink.net](mailto:cosima@earthlink.net)

April 2, 2019

Historic Design and Review Commission  
1901 S. Alamo  
San Antonio, TX

via email: [jessica@sapreservation.com](mailto:jessica@sapreservation.com)

**Re: 903 W. Huisache**

Dear Historic Design and Review Commissioners,

Although Beacon Hill neighborhood decided in 2005 to become a Neighborhood Conservation District as vs. a Historic District, the intent was not to discourage or prohibit individual homeowners from seeking a Historic Landmark or Historical Significance designation.

I am pleased that the owners of this home have chosen to seek historic designation. Their property on the corner of Blanco and Huisache helps to set the tone of the residential blocks west of Blanco (Huisache deadends into Blanco) and is also home to one of Beacon Hill's iconic pillars.

I live one block south of Huisache and one block east of Blanco and have enjoyed watching this property come back to life over the last decade. Your support as the property continues its journey would be appreciated.

Sincerely,



Cosima Colvin