

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-272
ADDRESS: 434 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 861 BLK LOT 16 & S92.28 FT OF E5 FT OF 15
EXC N92.28 FT OF W5 FT OF 16
ZONING: R-6
CITY COUNCIL DIST.: 1
APPLICANT: Office of Historic Preservation
OWNER: Michael Davila
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The Office of Historic Preservation requests a Finding of Historic Significance for the property located at 434 E Magnolia.

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;**
 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;**
 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. On March 6, 2019, a demolition application was submitted to the Office of Historic Preservation by the property owner of the structure at 434 E Magnolia Ave, located in the Tobin Hill neighborhood of District 1. OHP staff researched the property to determine potential significance and contacted the Tobin Hill Community Association and other neighborhood stakeholders during the 30-day review period provided by UDC 35-455. On April 10, the Demolition and Designation Committee made a site visit. During the review period, OHP staff received feedback from 25 individuals and organizations regarding the demolition request. Of these, 24 were opposed and one supported the demolition request. While the proceeding context and evaluation show that this property is technically eligible for landmark designation, this case is largely motivated by the unprecedented level of concern expressed by neighbors, property owners, and other community members regarding the potential loss of these structures. A stronger case for the preservation of the structure could be made if this structure were contained within a local historic district; the eligibility of this area is well established by previous historic resource surveys.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **HISTORIC CONTEXT:** The structure at 434 E Magnolia is a two-story Craftsman style duplex residence built c. 1909 by Thomas H. Northway as an accessory structure to the residence now addressed 430 E Magnolia. It is located in the Tobin Hill neighborhood of District 1. Michael Davila is the current owner. Tobin Hill is located just north of downtown San Antonio; Craftsman style dominates the district, but Tobin Hill also features Classical Revival and Tudor Revival styles. The dominant building material for residences in the area is wood, and residences range in size from simple bungalows to large two-and-a-half story homes. The 200 to 500 blocks of modern E Magnolia was known as Rural Ave at the turn of the 20th century. The avenue began at McCullough St and ended at Rock Quarry Rd, now N St. Mary's. It is part of the Sarah Ostrom Addition, replatted in 1913 after the city purchased Rock Quarry Road from Ostrom; the neighborhood was known as Rock Quarry at least until the mid-1990s. Rural Ave was renamed Clinton Ave in the early 1920s, then again renamed E Magnolia Ave around 1924. Thomas H. and Eva Northway began purchasing lots on the south side of Rural Ave in the mid-1890s, eventually expanding their purchases to other adjacent streets. Their early investment in the neighborhood helped shape the 400 block of E Magnolia Ave and Tobin Hill in general; 434 Magnolia was built as an accessory structure to 430 E Magnolia, one of the first structures built on the block and originally addressed 350 Rural Ave. In 1909, they added the subject structure, which then contained both a garage and two living spaces. In addition to being a resident of Rock Quarry, Thomas worked for the circulation department of the San Antonio *Light* since it

was “established under the Johnson brothers on Crockett street.” Thomas passed away in 1930, and Eva in 1934, but members of the Northway family still live on the 400 block of E Magnolia.

- d. SITE CONTEXT: The structure at 434 E Magnolia is on a block bordered to the north by E Magnolia Ave, the east by Kings Ct and N St. Mary’s St, the south by E Mistletoe Ave, and the west by Carleton Ct, and includes Valentino Pl and Ewald St. Staff surveyed Mistletoe and Magnolia streets in 2005 as part of the aforementioned Tobin Hill survey. The area was identified by staff as potentially eligible for designation as a local historic district. Were the neighborhood to pursue designation, both structures would be considered contributing.
- e. ARCHITECTURAL DESCRIPTION: The structure at 434 E Magnolia is a two-story Craftsman style duplex residence built c. 1909. The primary façade faces north toward E Magnolia, with a deep setback exceeding 50 feet and a sidewalk separated from the right-of-way by a landscaped easement. A concrete sidewalk leads from the street to a concrete pad at the northwest corner of the structure, and it has a dirt and gravel drive leading to a gravel parking area on the north side of the residence. The rear yard, shared with 430 E Magnolia, has wood fencing along the east, south, and west sides. The structure has a side-gable red composite shingle roof with a shed roof extension over the porch and stairs on the northwest corner of the structure. Rafter tails are visible under the eaves, but their tails are not exposed. The structure is slab-on-grade and clad with clapboard siding painted light yellow-brown with off-white wood trim. There are four short concrete piers around the concrete pad on the north side of the residence. The structure has original one-over-one wood windows with most wood screens intact.

Character-defining features of 434 E Magnolia include:

- Clapboard siding
 - One-over-one wood windows and screens
 - Rafter tails visible under eaves
 - Orientation to 430 E Magnolia
- f. 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;** 434 E Magnolia was built as an accessory structure to the home of Thomas and Eva Northway, whose early investment in Tobin Hill helped shape the neighborhood.
 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the structure is one of the earliest homes built on the 400 block of E Magnolia.
 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 was included in a 2005 survey as part of a proposed third phase of the Tobin Hill historic district. The area was identified by staff as potentially eligible for inclusion in the existing local historic district. Were the neighborhood to pursue designation, the structure would be considered contributing.
 - g. 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.

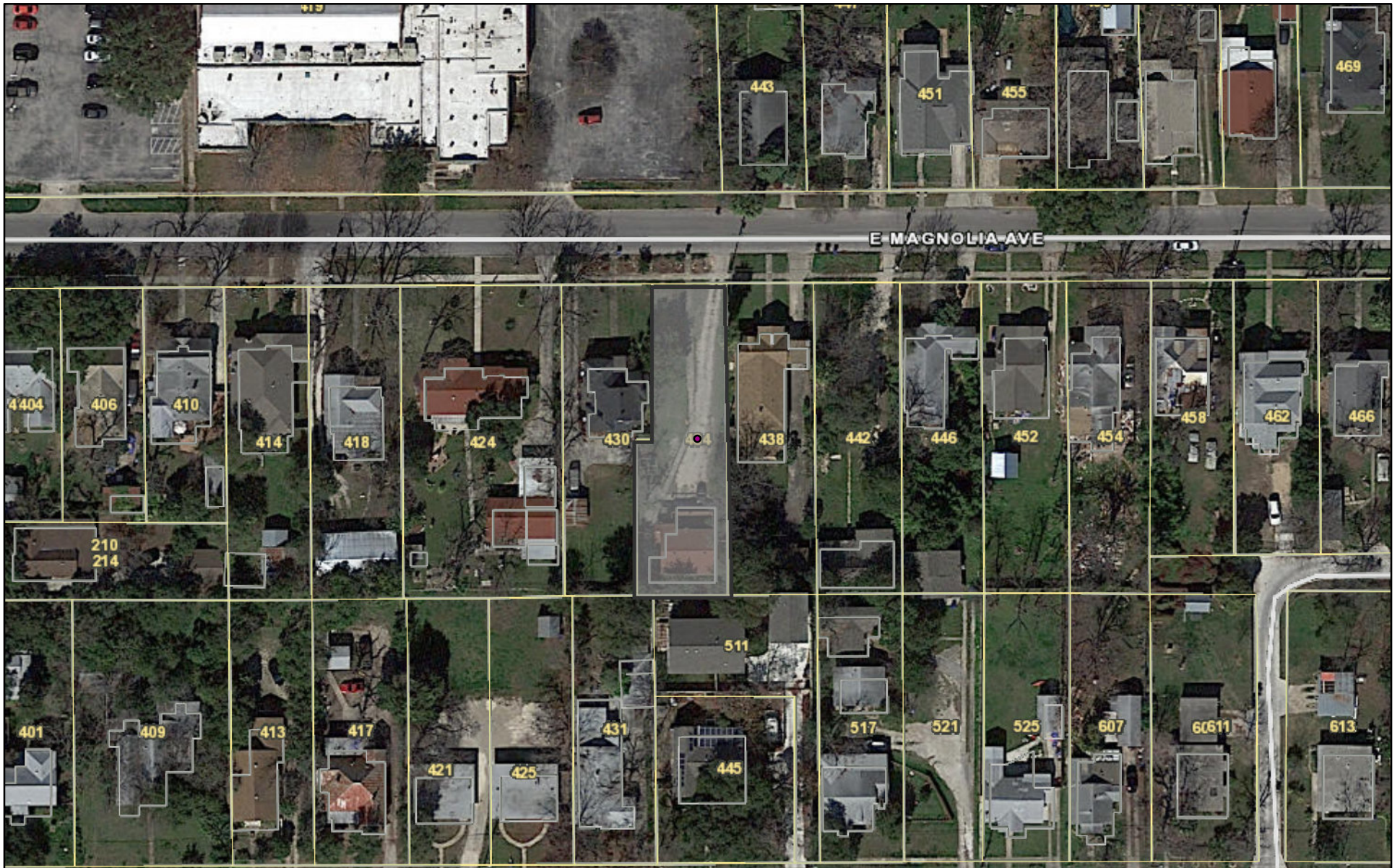
RECOMMENDATION:

As stated in the preceding materials, 434 E Magnolia Ave is technically eligible for individual designation as an historic landmark. However, this case is largely motivated by the unprecedented level of community concern regarding the potential loss of this structure. A stronger case for the preservation of the property could be made if it were contained within a local historic district; the eligibility of this area is well established by previous historic resource surveys.

Per UDC Sec. 35-605, a historic district application may be submitted by any property owner within the proposed boundary, the historic preservation officer, the historic and design review commission, the zoning commission or the city council. Staff recommends that the HDRC approve the Finding of Historic Significance for these properties and work with the community to consider designating an area to include E Magnolia and E Mistletoe Avenues between McCullough Avenue and N. St. Mary’s St as a new local historic district.

CASE MANAGER: Jessica Anderson

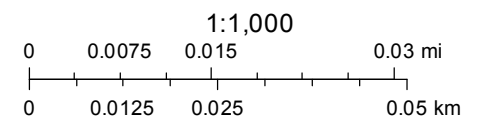
City of San Antonio One Stop



April 25, 2019

drawGraphics_poly

User drawn polygons





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 434 E Magnolia

1. Application Details

Applicant: Office of Historic Preservation

Type: Request for Review of Historic Significance

Date Received: 16 April 2019

2. Findings

The structure at 434 E Magnolia is a two-story Craftsman style duplex residence built c. 1909 by Thomas H. Northway as an accessory structure to the residence now addressed 430 E Magnolia. It is located in the Tobin Hill neighborhood of District 1. Michael Davila is the current owner.

Tobin Hill is located just north of downtown San Antonio. It is bordered to the north by Monte Vista and Trinity University, to the west by San Pedro Avenue and San Antonio College, to the east by Highway 281 and Pearl Brewery, and to the south by Interstate 35 and the River North District. A 2005 survey effort in Tobin Hill identified this block as eligible for designation as a local historic district.

The initial subdivision of E Mistletoe and E Magnolia, originally called Broad and Rural streets, respectively, occurred in 1913 as part of Sarah F Ostrom's Addition, originally purchased by Jeremiah Brown from Sarah F. Ostrom in 1887. The Ostrom Homestead and farm sat just east of the plat, between the not-yet-constructed Quarry Road (now N St. Mary's Street) and the Upper Labor Ditch or acequia. Several homes in the neighborhood predate this subdivision, some of which are still extant on the north side of E Mistletoe Ave west of Carleton. E Magnolia Ave began at McCullough St and ended at Rock Quarry Rd, now N St. Mary's. After the city purchased Rock Quarry Road from Ostrom, the neighborhood was known as Rock Quarry, and remained so at least until the mid-1990s. Rural Ave was renamed Clinton Ave in the early 1920s¹, then again renamed E Magnolia Ave around 1924.²

Construction of new homes in the 1910s and 1920s was rapid, reflecting the city's growth during this period. By 1924, both E Mistletoe and E Magnolia received their contemporary names.³ Home sizes and styles vary along both streets. There is not a cohesive architectural statement, but the homes represent the styles popular at the time of their construction in the early twentieth century. Good examples of Folk Victorian, Tudor Revival, Craftsman, and Spanish Eclectic are present along the street. Modern infill is minimal, although many homes have been modified with updated materials and additions.

Thomas H. and Eva Northway began purchasing lots on the south side of Rural Ave in the mid-1890s, eventually expanding their purchases to other adjacent streets.⁴ Their early investment in the neighborhood helped shape the 400 block of E Magnolia Ave and Tobin Hill in general; 434 Magnolia was built as an accessory structure to 430 E Magnolia, one of the first structures built on the block and originally addressed 350 Rural Ave. Thomas purchased lot 15 of new city block 861 from P. O'Connell on August 28, 1905. That

¹ Bexar County Deed Books. Warranty Deed: T. H. Northway et al to Carrie E. Northway. Clerk's Office Official Records (database online), accessed 28 February 2019, <http://bexar.tx.publicsearch.us/>.

² City Directory: San Antonio, Texas, 1901-1924.

³ City Directory: San Antonio, Texas, 1901-1924.

⁴ Bexar County Deed Books. Clerk's Office Official Records (database online), accessed 28 February 2019, <http://bexar.tx.publicsearch.us/>.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

year, the Northways are listed at 353 Rural Ave,⁵ but by 1908, they resided at 350 Rural Ave.⁶ In 1909, they added the subject structure, which then contained both a garage and two living spaces.⁷

In addition to being a resident of Rock Quarry, Thomas worked for the circulation department of the San Antonio *Light* since it was “established under the Johnson brothers on Crockett street.”⁸ Thomas passed away in 1930, and Eva in 1934, but members of the Northway family still live on the 400 block of E Magnolia.

Staff surveyed E Mistletoe and E Magnolia avenues in 2005 as part of the aforementioned Tobin Hill survey. The area was identified by staff as potentially eligible for designation as a local historic district. The neighborhood lies on land purchased by the city in 1913 as the Sarah Ostrom Addition and contains not only extant turn-of-the-century homes that predate the subdivision, but also homes that represent the rapid growth of San Antonio in the 1910s and 1920s.

3. Architectural Description

The structure at 434 E Magnolia is a two-story Craftsman style duplex residence built c. 1909. The block is bordered to the north by E Magnolia Ave, the east by Kings Ct and N St. Mary’s St, the south by E Mistletoe Ave, and the west by Carleton Ct, and includes Valentino Pl and Ewald St. The subject structure sits to the southeast of the seventh house east of the corner of Carleton and E Magnolia on the south side of the street. The primary façade faces north toward E Magnolia, with a deep setback exceeding 50 feet and a sidewalk separated from the right-of-way by a landscaped easement. A concrete sidewalk leads from the street to a concrete pad at the northwest corner of the structure, and it has a dirt and gravel drive leading to a parking area on the north side of the residence. The rear yard, shared with 430 E Magnolia, has wood fencing along the east, south, and west sides.

The structure has a side-gable red composite shingle roof with a shed roof extension over the porch and stairs on the northwest corner of the structure. Rafter tails are visible under the eaves, but their tails are not exposed. The structure is slab-on-grade and clad with clapboard siding painted light yellow-brown with off-white wood trim. Sconces in the style of Beaumont Mood are found next to the first-floor door and the upstairs windows. There are four short concrete piers around the concrete pad on the north side of the residence.

A modern nine-lite door and single modern window are found on the north and primary façade of the first floor. The façade is split by a second-story wood porch with wood balustrade and posts and a wood screen at the east end of the porch. The second floor of this façade has two pairs of ganged one-over-one wood windows with three wood screens still intact; the screen frames are painted black. There are two black shutters, one on the right of the first pair of windows and the other on the left side of the second pair of windows. The half-lite door to the second-floor apartment is found at the west end of the façade, to the left of the landing for the exterior stairs. There is a 3 to 4-foot wood picket fence and gate at the northwest corner of the structure that runs west to meet the wood privacy fence at the lot line.

⁵ City Directory: San Antonio, Texas, 1905, p. 600.

⁶ City Directory: San Antonio, Texas, 1908, p. 186.

⁷ City Directory: San Antonio, Texas, 1909, p. 190.

⁸ “ANNOUNCEMENTS: 1—Deaths: NORTHWAY.” San Antonio *Light*, Sunday, 15 September 1930, p. 13.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

The west façade has an exterior wooden staircase that attaches to the second-floor porch at the northwest corner of the structure. There is no fenestration on the first floor, but the second floor has a pair of ganged one-over-one wood windows with one wood screen intact and a single one-over-one wood window with the wood screen intact. There is an attic vent centered at the peak of the gable. A wood pergola covers a patio at the southwest corner of the structure.

The first floor of the south and rear façade has a wall-mounted air conditioning unit, but otherwise lacks fenestration. The second floor has a single one-over-one wood window, a smaller divided-light window, and a pair of ganged one-over-one wood windows with one wood screen intact.

The east façade has no first-floor fenestration, but has two pairs of ganged one-over-one wood windows on the second floor. A wood privacy fence meets this façade below the north pair of windows and extends east to meet the fence at the lot line.

Character-defining features of 434 E Magnolia include:

- Clapboard siding
- One-over-one wood windows and wood screens
- Rafter tails visible under eaves
- Orientation to 430 E Magnolia
- Placement of the property on a double lot
- Deep setback from the right-of-way

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;** 434 E Magnolia was built as an accessory structure to the home of Thomas and Eva Northway, whose early investment in Tobin Hill helped shape the neighborhood.
- **7: Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the structure is part of one of the earliest homesteads built on the 400 block of E Magnolia.
- **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 was included in a 2005 survey as part of a proposed third phase of the Tobin Hill historic district. The area was identified by staff as potentially eligible for inclusion in the existing local historic district. Were the neighborhood to pursue designation, the structure would be considered contributing.

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 434 E Magnolia meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 434 E Magnolia. Further research may reveal additional significance associated with this property.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



North and primary façade.



East façade.



West façade.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



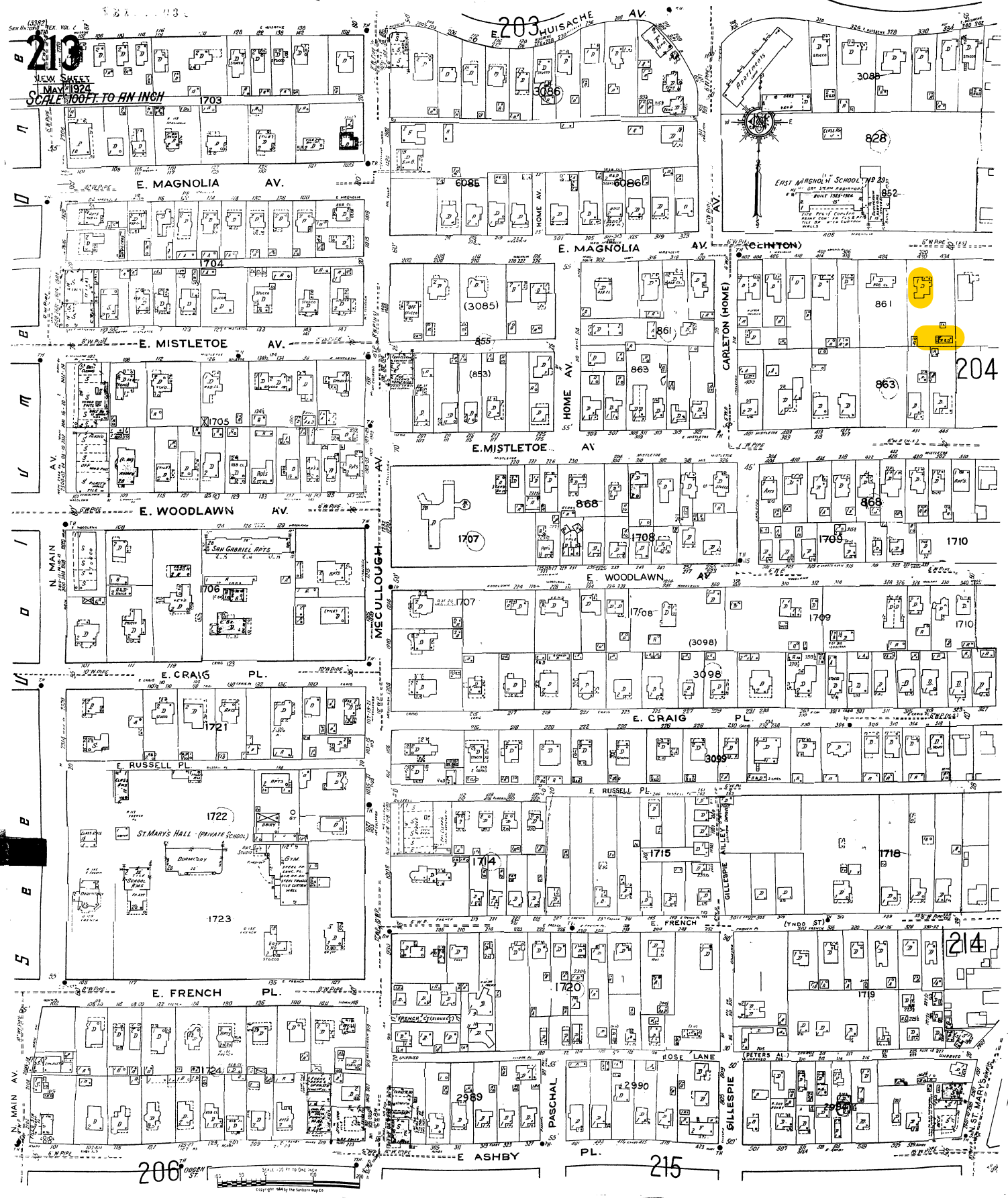
CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Rear façade; photo submitted by applicant.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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213

NEW SAFETY
MAY 1924
SCALE 100 FT. TO AN INCH

203

WUISACHE AV.

E. MAGNOLIA AV.

E. MISTLETOE AV.

E. WOODLAWN AV.

E. CRAIG PL.

E. RUSSELL PL.

E. FRENCH PL.

E. MAGNOLIA AV.

E. MISTLETOE AV.

E. CRAIG PL.

E. RUSSELL PL.

E. FRENCH PL.

E. ASHBY PL.

P. 215

206

SCALE 100 FT. TO AN INCH
Copyright 1924 by the St. Louis Map Co.

204

214



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 10 Apr 2019 HDRC Case# Ø

ADDRESS: 430/434 E Meeting Location: on site
MAGNOLIA AVE

APPLICANT: Michael Davila (present)

DRC Members present: Matt Bonman

Staff present: Jessica Anderson / Jenny Hay

Others present: Peter Kushner, Anisa Scholl, MVNA rep, Tony Garcia
Paula Starvas, Rosemary Condehene, George

REQUEST: Demo Christy McCain, Albert Arias

COMMENTS/CONCERNS:

- wood siding visible below vinyl siding
- immediate neighbors concerned about/opposed to demo
- Matt: concerned about loss of historic context
- owner: similar structure damaged on block
- Matt: structures are rehab-able

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

No decision

Committee Chair Signature (or representative)

Date

NOTE: 430 still occupied (cray)

*bring antenna list
next time

Matt: Footprint in fact / configuration & contributing
elements easily ID'd as historic
original windows in ADU

owner: Fire in 50s

Jenny: will present feedback to SSM. discussed
next steps. Encouraged ^{continued} community convo.

owner: home lacks details of Monte Vista

Matt: sure house meets criteria; not sure if it
meets three criteria.

Chissy: Area designated / ID'd historic, on its way
to NCD or HD.

Jenny: (in answer to owner question re: funds for
restoration) will send info to owner re
tax incentives.

Chissy: can not rezone

owner: - Buyers want ability to demo & develop
- can see charred wood behind sheetrock
- one room upstairs - finished out attic

DDC Site Visit: 430 and 434 E Magnolia Ave
City Council District 1
Tobin Hill Community Association

PRELIMINARY FINDINGS

Overview

The 200 to 500 blocks of modern E Magnolia was known as Rural Ave at the turn of the 20th century. The avenue began at McCullough St and ended at Rock Quarry Rd, now N St. Mary's. It is part of the Sarah Ostrom Addition, replatted in 1913 after the city purchased Rock Quarry Road from Ostrom; the neighborhood was known as Rock Quarry at least until the mid-1990s. Rural Ave was renamed Clinton Ave in the early 1920s, then again renamed E Magnolia Ave around 1924.

Thomas H. and Eva Northway began purchasing lots on the south side of Rural Ave in the mid-1890s, eventually expanding their purchases to other adjacent streets. Their early investment in the neighborhood helped shape the 400 block of E Magnolia Ave and Tobin Hill in general. Thomas passed away in 1930, and Eva in 1934, but members of the Northway family still live on the 400 block of E Magnolia.

Staff surveyed Mistletoe and Magnolia streets in 2005 as part of the Tobin Hill survey. The area was identified by staff as potentially eligible for designation as a local historic district. Were the neighborhood to pursue designation, both structures would be considered contributing.

430 and 434 E Magnolia historically shared a lot, with 434 serving as a garage and accessory dwelling unit for 430. See attached Sanborn map.

430 E Magnolia Ave (c. 1906, but possibly as early as 1895)

- One of the first structures, if not the first built on the block. Because the street name changed twice and addresses shifted over time, staff was not able to identify a definitive build date.
- A Victorian residence, built c. 1906 but possibly as early as 1895, that shows evidence of continued use and modification over time.
- The footprint of the structure remains the same as it did when it first appeared on a Sanborn Fire Insurance map (1911-Mar 1951, vol 2, 1912-Jan. 1951, sheet 213).

434 E Magnolia Ave

- An accessory structure first appears in 1909 as 350 Rural Ave. The primary structure was owned by T H Northway, but the accessory was owned by Alex Chavez.
- The current structure reflects a 1946 rebuild of the accessory structure by then-owners Richard and Edna Penix, who rented it out as a two-bedroom apartment.
- This structure is much larger than what appears on the Sanborn map, but remains in roughly the same area on the lot.

Prepared by OHP ScoutSA Staff, April 2019

SARAH F OSTROM'S ADDITION

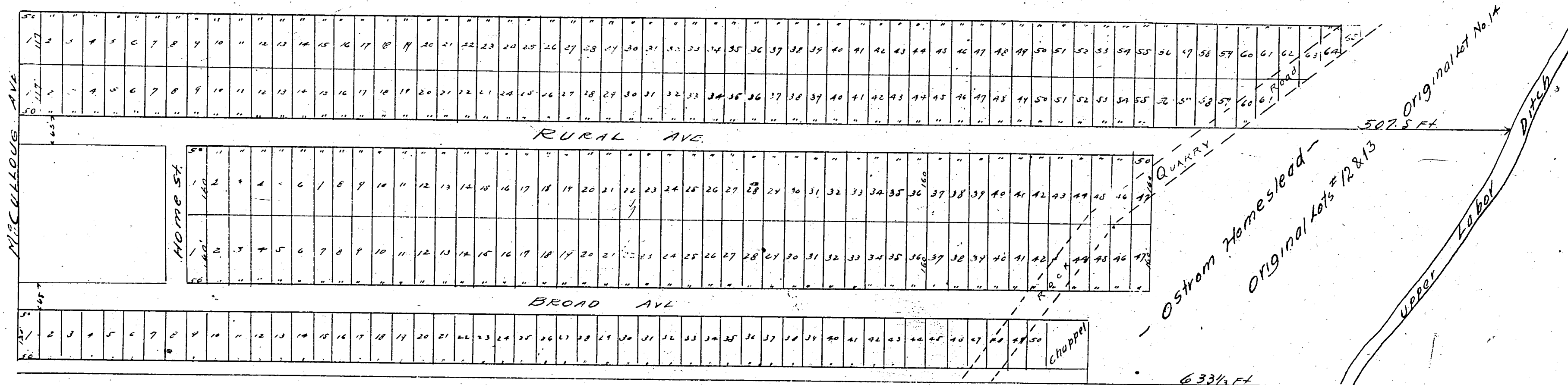
TO

CITY OF SAN ANTONIO TEXAS

Scale 1"=200'



This is a duplicate of an original plat filed by Sarah F Ostrom in City Engineers Office, after the purchase by the City of Rock Quarry Road. Attention is called to the width of Broad Ave., also to Courts judgment—Civil Min. #1,8574-57th Dist. Court.



See judgement referred to above for description of the belt of land lying along South boundary line

Filed for record Jan 30th 1913, at 4:00 o'clock P.M.
Recorded Jan 31st 1913, at 11:45 o'clock A.M.

Frank R. Newton

County Clerk, Bexar County Texas

By A. H. Coates, Deputy

The State of Texas }
County of Bexar } This is to certify that, whereas my original plat of Subdivisions O.C. Lots 12 & 13 in range one (1) District three (3) of San Antonio Texas was lost in the City Engineers Office without having been recorded upon the County records, therefore I do hereby re-dedicate to the Public the free use and benefit of the certain streets known as Broad Ave. & Rural Ave. west of Rock Quarry Road as designated thereon. Also Home Street.

Witness my Hand this 28th day of January, 1913

Sarah F. Ostrom

Sworn and Subscribed to before me this 28th day January A.D. 1913

J. C. Osborn
Notary Public Bexar County Tex.

Seal

THE STATE OF TEXAS}

Know all Men by these Presents:

County of Bexar

THAT

J. M. P. O'Connellof the County of BexarState of Texas

for and in consideration of the sum

of

Six hundred dollars

DOLLARS,

to

paid and secured to be paid by

J. H. Kortray

as follows:

Six hundred dollars receipt of which is hereby acknowledged, before delivering hereof, and the further sum of One hundred dollars, payable in one year from date hereof, evidenced by One hundred dollars note for One hundred dollars executed by the said J. H. Kortray and payable to the order of J. M. P. O'Connell @ his office in San Antonio, Texas, in one year from date thereof with interest thereon from date until maturity at the rate of Eight per cent per annum, and ten per cent per annum thereafter until paid and with ten per cent Attorneys fee in case of judicial proceedings thereon and T.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said

State of Texas

all that certain

of the County of Bexar and

Tract or parcel of land known as Lot fifteen (15) situated on the south side of Rural Avenue in Range No. one (1) district No. three (3) in the City of San Antonio County of Bexar State of Texas and being a subdivision of original City Lot No. thirteen (13) in said Range and district said Lot No. fifteen (15) having a frontage of fifty feet and a depth of one hundred and sixty feet and forming a part of Tier of lots the number of which range in regular succession from home streets eastward. It is especially agreed that all taxes both City & County for the fiscal year 1905 to 1906 is to be paid by the said J. H. Kortray.

To HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said J. H. Kortray

heirs and assigns forever. And

I do hereby bind

myself

heirs, executors and administrators to

WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said

J. H. Kortray

heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements until the above described notes, and all interest thereon, are fully paid, according to contract face and tenor, effect and reading, when this deed shall become absolute.

WITNESS

my

hand

at San Antonio

this

28th

day of

August

A.D. 190

5

Witnesses at Request of Grantor:

Nineteen hundred and five.J. M. P. O'Connell.

THE STATE OF TEXAS}

County of Bexar

BEFORE ME,

Gustav Frasch

in and for said County and State, County, Texas, on this day personally appeared

J. M. P. O'Connell

known to me to be the person, whose name is

subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 28th day of August A.D. 190Gustav Frasch Notary Public, Bexar Co. Texas.

THE STATE OF TEXAS}

County of Bexar

BEFORE ME,

in and for

County, Texas, on this day personally appeared

and

wife of said

known to me to be the persons whose names are subscribed to the foregoing instrument, and

acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said

wife of the said

having been examined by me privily and apart from her husband, and having the same fully

explained to her, she, the said

acknowledged such instrument to be her act and deed, and declared that she had

willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this _____ day of _____ 190_____



Filed for record the

10 day ofSept

190

at

9th

o'clock

A.M., and recorded the

31 day ofSept

190

at

2³⁰

o'clock

P.M.

By

Aug. C. Henckertz

Deputy.

Frank R. Heston

Clerk, County Court, Bexar County, Texas.

and 10, block 21, Lamar street, \$110.
 Sarah F. Ostrom to Ruth Northway,
 lots 19, 20 and 21, city lot 13, Rural avenue.
 \$1,050.
 W. B. Murphy to Leonardo Garza, lot 9

San Antonio *Daily Light*, Friday, 9 May 1890, p. 7.

75.
 Sarah Ostrom to Ruth Northway,
 release of vendor's lien on lots 19, 20
 and 21, situated on the south side of
 Rural street, \$200.

San Antonio *Daily Light*, Monday, 25 July 1892, p. 1.

FOR RENT—Two nice three-room cottages,
 large lots, electric lights and outhouses,
 302 and 306 Rural avenue, rent \$10 per
 month. Tobin Hill car line. Inquire T. H.
 Northway, 1702 Jones avenue.

San Antonio *Light and Gazette*, Friday, 3 June 1910, p. 42.

434 E. MAGNOLIA—Garage apt.
 nicely furn., 2 bedrooms, \$65,
 bills pd. CA6-9762, CA6-2736.

San Antonio *Light*, Thursday, 21 March 1957, p. 48.

Thomas Northway, Old Employee of The Light, Buried

Thomas H. Northway, 61, who died Saturday and was buried Monday afternoon, was one of the oldest employees in service at The San Antonio Light. He had been connected with the circulation department in various offices ever since the first Light office was established under the Johnson brothers on Crockett street.

Northway was well known politically, having been an enthusiastic election worker since Mayor Callahan went into office. He was also a boyhood chum of Jacob Rubiola, park commissioner.

Surviving him are: His widow, Mrs. Eva Northway, 430 East Magnolia avenue; four sons, Dr. J. K. Northway of Kingsville, William H., Ralph and Thomas, all of San Antonio; two daughters, Mrs. Willis Coleman of Karnes City and Mrs. L. R. Thurman of Wichita Falls, and three grandchildren.

San Antonio *Light*, Monday, 15 September 1930, p. 3.

NORTHWAY—Died in this city April 24, 1934, Mrs. Eva Seay Northway; age 62 years; residence 430 E. Magnolia Ave. She is survived by daughters, Mrs. Willis Coleman and Mrs. L. R. Thurman; sons Ralph, Wm. H., Thomas H. and Dr. J. K. Northway; brothers, Moulton, Howard and Edgar Seay; sisters, Mrs. Clara Ostrom, Mrs. Edna Newport, Mrs. I. B. Webb and Mrs. Ada Dockery, and four grandchildren. Funeral services will be held Thursday, April 26, at 4 p. m. at the chapel of Hagy & McCollum with Dr. Elton T. Jones officiating. Interment will be in Mission Burial Park.

San Antonio *Express*, Thursday, 26 April 1934, p. 13.

ROCK QUARRY NEIGHBORHOOD

STREET AND FAMILY NAME GUIDE
FROM OLDEN DAYS

AUGUST, 1994

THE ROCK QUARRY NEIGHBORHOOD FIRST APPEARED IN THE LATE 19TH CENTURY AS THE CITY OF SAN ANTONIO BEGAN MOVING TO THE NORTHERN PART OF THE COUNTY. LEGEND HAS IT THAT THE MORTAR USED TO MAKE CEMENT FOR THE ALAMO MISSION CAME FROM THIS AREA. MANY OF THE CITY'S OLDER LIMESTONE BUILDINGS WERE MADE FROM ROCK TAKEN FROM THE QUARRY. BY TODAY'S STREETS, THE QUARRY IS BOUNDED ON THE WEST BY SHOOK AVE, ON THE NORTH BY HILDEBRAND, ON THE EAST BY ST. MARYS, AND ON THE SOUTH BY MULBERRY-STADIUM-PASTORES STREETS. TODAY, TRINITY UNIVERSITY, ALAMO STADIUM, BRACKENRIDGE ZOO, AND THE SUNKEN GARDENS OCCUPY THE OLD ROCK QUARRY. FAMILIES THAT WORKED AT THE OLD QUARRY SETTLED IN THE AREA ON STREETS SUCH AS PASTORES, AVENIDA DIAZ (ALVIN), OLYMPIAN (E. MULBERRY), HILLCREST (E. HUISACHE), RURAL (E. MAGNOLIA), BROAD (E. MISTLETOE), LAYER (E. WOODLAWN), FITZHUGH (TRAIL), HERTZBERG (E. CRAIG), PROVIDENCE (E. RUSSELL), YNDO (E. FRENCH), AND E. SAN PEDRO (E. ASHBY).

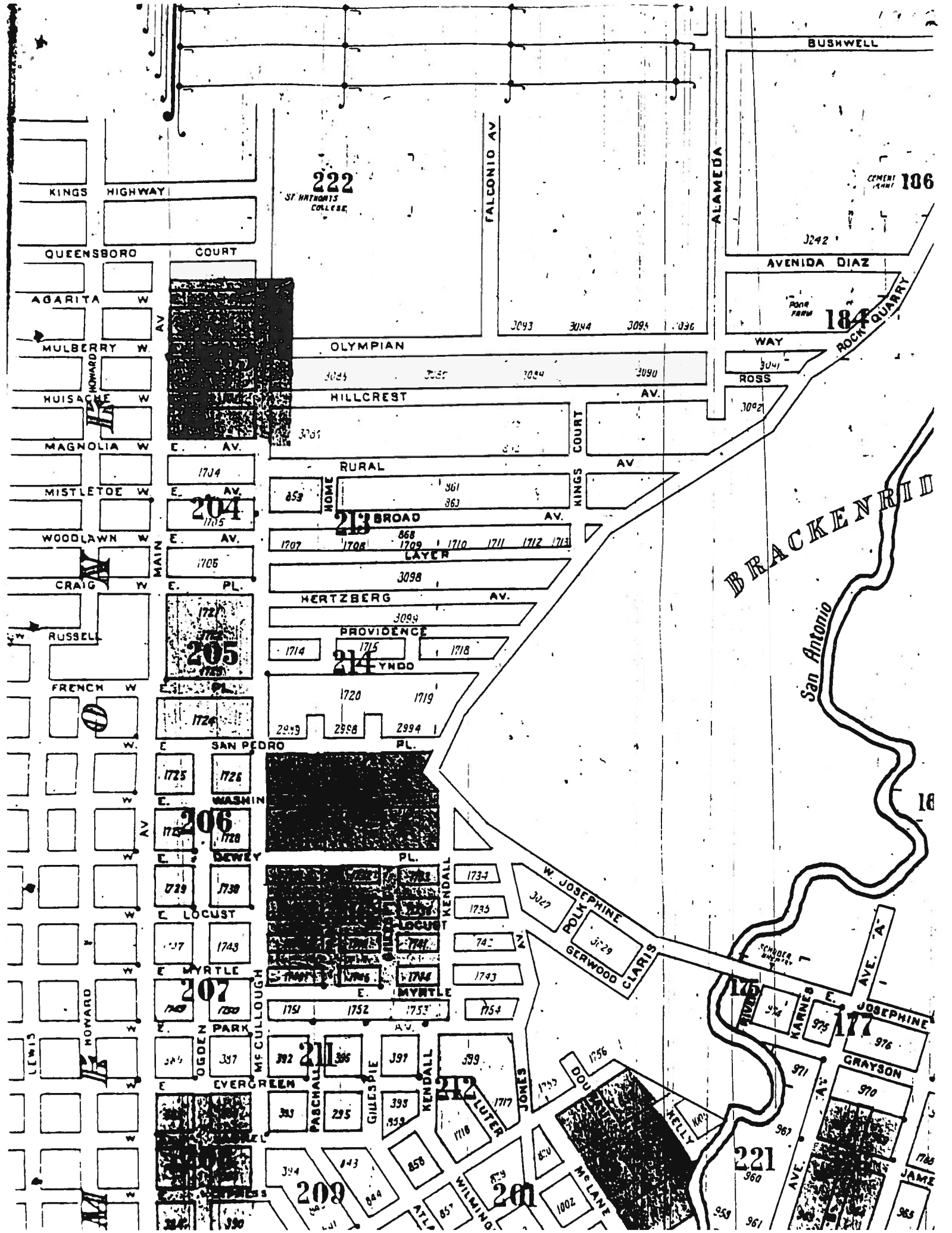
MANY OF THE OLDEST FAMILIES STILL HAVE DESENDANTS LIVING IN THE OLD ROCK QUARRY NEIGHBORHOOD. LIKE MOST INNER-CITY NEIGHBORHOODS, THE GRANDCHILDREN AND GREAT-GRANDCHILDREN OF THE ORIGINAL FAMILIES NO LONGER LIVE IN THE NEIGHBORHOOD. HOWEVER, THE LEGEND OF THE OLD ROCK QUARRY GANGS AND THE STRONG CULTURE STILL BOND THE FAMILIES TOGETHER. OUR LADY OF SORROWS CATHOLIC CHURCH, BUILT IN THE 1920'S, AND THE OLD GONZALES ELEMENTARY SCHOOL ARE THE LAST TWO INSTITUTIONS WHICH STILL HOLD THE COMMUNITY TOGETHER. DON RAFAEL GONZALES ELEM. SCHOOL WAS BUILT

IN 1908. GONZALES HAD AN OPENING ENROLLMENT OF 114 STUDENTS AND WAS INITIALLY KNOWN AS THE 'ROCK QUARRY SCHOOL.' THE PRESENT STRUCTURE WAS ERECTED IN 1948 TO REPLACE THE ORIGINAL BUILDING. ENCLOSED IS A BIOGRAPHY OF DON RAFAEL GONZALES. PROBABLY THE MOST DEVASTATING EVENT TO AFFECT THE OLD NEIGHBORHOOD WAS THE ELECTION IN 1961 FOR THE CONSTRUCTION OF I.H. 37. THIS EXPRESSWAY COMPLETELY DISSECTED THE NEIGHBORHOOD AND CAUSED MANY OF OUR FAMILIES TO RELOCATE TO OTHER PARTS OF TOWN. THE OLD ST. MARYS-KINGS COURT-PASTORES STREETS WILL NEVER BE THE SAME. GONE ARE THE OLD PLACES LIKE MARTIN'S ICE HOUSE, EDDIE'S ICE HOUSE, HENRY'S ICE HOUSE, GUERRERO'S ICE HOUSE, SALAS GROCERY, LUNA'S GROCERY, PABLO GARZA'S GROCERY, GARCIA'S FOOD STORE, VALENZUELA'S BARBERSHOP, J.B. GONZALES GAS STATION, FRED'S PLACE, LITTLE JOE'S BAR, MOLLIE'S BAR, TRINITY DRUG STORE, BEACON CLEANERS, GRANDE COURTS, MAC'S HARDWARE STORE, TORTILLA FACTORY. SAM'S BARBER SHOP, RUBIOLA GROCERY, CANADIAN CLEANERS, L.D. LOWERY GAS STATION, CRAWFORD'S BARBEQUE STAND, AND THE OLD COUNTY POOR FARM AND CEMETERY. AN ARTICLE APPEARING IN THE JULY 27, 1913 S.A. LIGHT DETAILS A VOTE BY THE COUNTY COMMISSIONERS AS THE INITIAL STEP IN AN EFFORT TO SELL THE OLD POOR FARM AT JONES & E. MULBERRY AND THE ORDER THAT ALL BODIES IN THE CEMETERY GROUNDS ADJACENT TO THE POOR FARM BE BURIED IN CITY CEMETERY #7. ANOTHER NEWSPAPER ARTICLE DATED NOV. 26, 1899, IN THE S.A. LIGHT MAKES NOTE THAT AFTER YEARS OF WRANGLING WITH MRS. OSTROM, THE CITY NOW HAS A CLEAR TITLE TO THE ROCK QUARRY ROAD. THE STRIP OF LAND, WHICH PASSED THROUGH MRS. OSTROM'S PROPERTY, WAS SITUATED NORTHWEST OF THE CITY AND

WAS THE ROAD TO THE ROCK QUARRY AND THE COUNTY POOR HOUSE. MRS. OSTRUM HAD FENCED IN HER LAND THE ROAD HAD TO BE DEFLECTED QUITE A DISTANCE. NOW WITH THE CITY THE OWNER OF THE PROPERTY, THE ROAD WAS OPENED AGAIN. THESE ARE JUST A FEW OF MANY OLD PLACES AND EVENTS THAT ARE NOW BUT MEMORIES TO THOSE STILL LIVING.

THE OLD ROCK QUARRY NEIGHBORHOOD WILL LIVE ON IN THE MEMORIES OF MANY OF THE CHILDREN WHO GREW UP ALONG THE OLD ROCK QUARRY ROAD-ST. MARYS STREET. THEY WILL NEVER FORGET THE WONDERFUL TIMES AT GONZALES UNIVERSITY, THE OLD TRINITY DRUG STORE, CADDYING AT THE BRACKENRIDGE GOLF COURSE, AND OF COURSE THE SUMMER SCHOOL CATECHISM AT OUR LADY OF SORROWS CHURCH.

THE ATTACHED MAP IS FROM 1912 AND SHOWS THE OLD STREET NAMES. THE STREET-FAMILY GUIDE IS FROM THE 1934-1935 CITY DIRECTORY. READ IT CAREFULLY AND YOU CAN RECOGNIZE THE OLD FAMILY NAMES AND PERHAPS STIR UP SOME FOND OLD MEMORIES.



BUSHWELL

222
ST ANTHONY'S
COLLEGE

CEMENT PLANT 186

KINGS HIGHWAY

QUEENSBORO COURT

AGARITA W

MULBERRY W

HUISACHE W

MAGNOLIA W

MISTLETOE W

WOODLAWN W

CRAIG W

RUSSELL

FRENCH W

MAIN

E. AV.

E. AV.

E. AV.

E. PL.

E. PL.

E. SAN PEDRO

E. WASHIN

E. DEWEY

E. LOCUST

E. MYRTLE

E. Z PARK

E. EVERGREEN

OLYMPIAN

HILLCREST

RURAL

BROAD

HERTZBERG

PROVIDENCE

YNDO

PL.

PL.

PL.

LOCUST

MYRTLE

AV.

AV.

FALCONIO AV

ALAMEDA

AVENIDA DIAZ

WAY

ROSS

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ROCK QUARRY

BRACKENRIDGE

San Antonio

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W. JOSEPHINE

ROCK

GERWOOD

CLARIS

JOSEPHINE

GRAYSON

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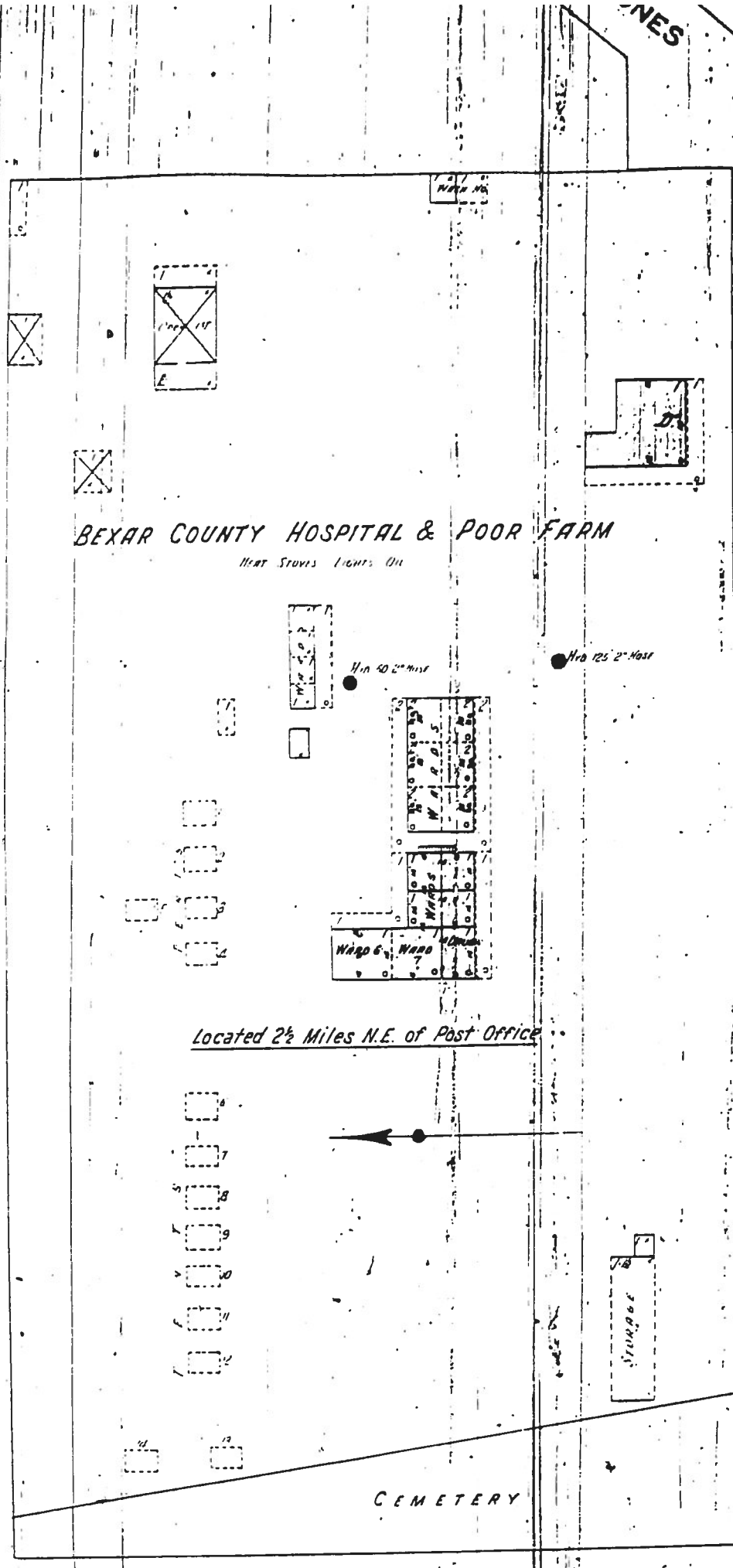
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Biography of Don Rafael Gonzales

Don Rafael Gonzales was born in Villa San Fernando de Bexar (presently San Antonio, Texas) in 1789. He served in the Spanish presidial troops, achieving the rank of second alfarez in 1810, and first alfarez in 1813. He was transferred to Monclova, Coahuila, in 1814, where he was promoted to second lieutenant. Gonzales was promoted to first lieutenant the following year and transferred to the Presidio de Rio Grande, near present-day Eagle Pass. On May 18, 1818, he was raised to the rank of captain. Three years later he joined the Mexican Independence movement against Spain, and was promoted to Lieutenant-Colonel.

After the war of independence, he was elected Governor of the State of Coahuila and Texas, serving from August 15, 1824, to March 15, 1826. Don Rafael Gonzales died in 1857. The town and county of Gonzales are named for him, as is our school.



BEXAR COUNTY HOSPITAL & POOR FARM

Heat Stoves Lights On

Located 2½ Miles N.E. of Post Office

CEMETERY

OLYMPIAN WAY GRAVELLED

NO EXPOSURE

Business Office and General Office

4 8 5 4 2 3

N O F A S U R

EAST WOODLAWN-----MCCULLOUGH INTERSECTS

225 DYER JOS
225 SMITH Z D
227 BUFFINGTON J H
229 VOGEL J F
231 HANSEN JOE M
233 CONNELL A R

234 MAHAVIER W E
236 KANE PAUL, LA SALLE R L
238 NELSON MRS. M C

239 KROHN H B
243 WILLIAMS J N
247 TREVITT E A
251 REED LEVI
255 CHILDRESS J T

246 LEWIS MRS. A E
254 LEWIS MRS. ROSA
258 COOPWOOD VICTOR

-----EWALD INTERSECTS

315 HOLGUIN REMIGIO
319 BERKENHOFF WM
323 MITTELMAIER F E, MRS. L

310 JONES D J
314 DAVIS DR. H L

345 CUMPIO MRS. MARIA
349 PIRIE W D
407 HERRERA MRS. MARY
411 MARTINEZ PEDRO

324 DERES E J
326 BRENNAN W E
328 WITHERSPOON H F
330 GUELDNER E J
340 VETTERS MRS. FANNIE
342 HASTINGS S G

419 DE LA CRUZ LUIS
423 TOEPPERWEIN C F
427 MENDOZA A M
503 SHORT FRANK
507 HAM P C

406 FLORES D F
410 FLORES LEOPOLDO
416 OVALLE ROQUE
418 ALCORTA SEVERO
422 VALDEZ ELVIDA
426 GARZA PEDRO DE LA
502 SANDOVAL DOMINGO
506 SOTO MRS. ILDEFONSA,
REAR-VACANT
510 SIFUENTES VICENTE

511 CASTRO ANDREW
513 GUERRERO EMILIO,
RODRIGUES MRS. A
517 VALENCIA FELIPE
521 VACANT

-----JONES AVE. INTERSECTS

601 GUTHRIE DRUG CO.
603 BERREY MRS. M W

606 DAVALOS MRS. VIRGINIA
610 WOLF ISRAEL
618 CARR MRS. G W

619 SCURRY R W JR.

KINGS CT.-----BEGINNING AT ST. MARYS STREET

101 LA ROSA PEDRO
105 ACOSTA J M
107 PEREZ R G
111 AMARRO FELIMON
115 SANCHEZ F M
119 VACANT

-----E. MISTLETOE INTERSECT

	208 ESQUIVEL ANISTACIO
	212 CABALLERO MRS. T
215 HERNANDEZ LON	216 SANCHEZ EMILIO
217 SANCHEZ DARIO	
219 AMANO MRS. FELICITA	220 JIMENEZ MRS. PETRA
221 VASQUEZ GREGORIO	222 MARTINEZ ANTONIO

-----E. MAGNOLIA INTERSECTS

316 EDUABE EUGENIA
318 CABLING CLINTON

-----E. HUISACHE INTERSECTS

410 HUISACHE APTS.
414 TAYLOR H H
418 GILL J J
422 WALLACE H L
424 TURNER CLARK

-----E. MULBERRY INTERSECTS

E. MISTLETOE-----BEGINNING AT CARLETON

	404 TRELBER LOUIS SMITH MRS. JOSIE
409 SMITH W L BROWN GEORGE	410 RICHBOOK A B
413 LUNA FRED	414 CHAPMAN MRS. A B
417 TULLER T R LAMB F H	418 MACHAT JOS
	422 ALISKY J A
	426 HEADY E V
	430 CAPLAND MRS. ANNA
431 TULLER ERIC	
445 ANDERSON MRS. LAURA RILEY G W	502 MAY W E
	512 FENWICK JOHN

-----EWALD INTERSECTS

	606 RODRIGUEZ MARTIN
	608 VACANT
609 VALDEZ MRS. ENCARNACION	610 ENDRIZZI RAFAEL
611 ARRENDONDO MANUEL	612 GUERRERO BENJAMIN
	614 RIOJAS IGNACIO
	616 SOTO ALBERTO
	622 MARTINEZ CELSO
	628 GONZALEZ MRS. INEZ
629 GARCIA HIJINIO	630 HOLGUIN AUSENCION

631 RODRIGUEZ THOS GROCERY
-----INTERSECTS

711 RODRIGUEZ A V JR.
ROMAN RAY

715 SALAS JESUS GROCERY

719 SALDANA MRS. MARIA

727 SANCHEZ J R
-----KINGS CT. INTERSECTS

803 POE GEO GROCERY
MARTINEZ BENJAMIN

807 OJEDA DIEGO

811 OUR LADY OF SORROWS

-----ST. MARYS INTERSECTS

939 IVEY MRS. E

702 DE LA PENA MRS. CATALINA
706 VEGA MRS. MARIA
710 HERNANDEZ MRS. MARIA
MALDONADO SIXTO

712 LOZANO EUSEBIO
714 RENTERIA LUIS
716 GARZA MRS. SEFERINA
718 GUTIERREZ ENCARNACION
720 CABALLERO DANIEL
722 MENDOZA MANUEL

802 LUNA FRED GROCERY

910 CASA DE DIOS CHURCH
922 CHRISTIAN OTTO
924 WIESH DR. MOSES
926 MILHAN L J
930 VACANT
934 PASSUR SAM
LEVY A S
946 VACANT

E. MAGNOLIA-----BEGINNING AT CARLETON AVE.

401 MCKINLEY ELEM SCHOOL

443 LEAL LORENZO

447 MCCONNELL HATTIE

450 VACANT

459 ESTES E W

475 EVANS O S

402 SPRAFKA JOHN
404 MOURSUND H W
406 NEVELOW LEO
414 ALBERT MAX
418 VACANT
430 VACANT
438 NORTHWAY RALPH

448 MARTINEZ CLETO
452 HARTMAN T J
454 DARLEY P J
458 YOUNG D B
464 BOCK L J
462 CHAVEZ ALEX
466 NANEZ JOSE
470 RODRIQUEZ M L
CHAPA E E
474 PASSANT MRS. JENNIE
478 GINSBERG RALPH

-----EWALD INTERSECTS

500 GONZALEZ ELEM SCHOOL

503 BATES DR. L E
507 TRAFTON W E
511 DROUILHET S J
515 CLAUSER P M
519 FITCH W E
523 WOLFE L E

530 VACANT

-----KINGS CT. INTERSECTS

601 CARRILLO BRIJIDO
605 PAEZ ALBERTO
615 FLORES CIPRIANO

610 HOWARD E J
618 OLS PAROCHIAL SCHOOL
622 CROWTHER MRS. M
626 LAGUNAS ANASTACIO
630 VACANT

647 GUERRERO EVARISTO
GUERRERO FRANK
649 RODRIGUEZ MRS. MARIA
OLGUIN RAFAEL
QUINTERO VICTOR
653 RODRIQUEZ J R
657 ROBLES ANTONIO
659 BRIDWELL G L
661 MARTINEZ MARIANO GROCERY
MARTINEZ H G

-----JONES AVE INTERSECTS

711 GOMEZ GEORGE
715 GONZALEZ ANTONIO
719 TRINIDAD J A CONTRACTOR
721 GOMEZ MRS. ALMANZA
BERNAL MRS. PETRA
725 BROWN MRS. LUCILLE
731 MEDINA L J
733 VACANT
735 MINJARES CALTINO
ACOSTA ROCENDO
737 DE HOYOS ANTONIO

ALAMEDA AVE.-----BEGINNING AT HILLCREST (E. HUISACHE)

102 CALDERON MRS. DOLORES
106 SOUTH MRS. EMMA
114 HOLGUIN MRS. C G
116 BRISENO MRS. JUANA
222 DOTRY JOS
224 CALHOUN S G

331 ROBLES JOS

FITZHUGH (TRAIL DR)-----BEGINNING AT ALAMEDA

102 PUENTE MRS. ANGELA

106 PUENTE JESUS
110 ZERTUCHE MRS. URSULA
114 VACANT
118 AGUILAR LOUIS
202 LOPEZ MRS. C G
210 ACOSTA DIONICIO
MARTINEZ MARIANO

229 VACANT

-----ST. MARYS INTERSECTS

302 MARTINEZ PETE	315 BATEMAN H B
306 FRAUSTO RAMON	319 ROSS A W
314 OVALLE CELSO	327 SALINAS J
318 CASTILLO MRS. VICTORIA	331 CLOUD EDWARD
322 RODRIGUEZ BARTOLO	335 GRANT CHARLES
	339 ALLISON N D

HILLCREST (E. HUISACHE)-----BEGINNING AT KINGS CT.

501 DANFORTH H T	502 DIBRELL FENNELL
503 GAYTON MRS. Z N	506 MANNING MRS. IDA
507 CORBUSIER W H	
SCHNABLE JOS	510 MEEK T C
511 VACANT	516 GINSBERG JACOB
517 PIEPER KARL	
519 KELLER M M	
HUISACHE BEAUTY SHOP	526 DAVILA JOHN
531 SPECIA BENJAMIN	534 CHAPPEL MRS. B M
	542 REYER T B
543 BESSELLIEU W E	550 O'BRIEN JAMES
	554 BLAKLEY MRS. JEWEL
	558 HALLADAY E G
	562 GUM A E

-----ALAMEDA INTERSECTS

603 KEITHLEY MRS. MAY	
605 QUINTERO PETER	
607 VACANT	610 HERNANDEZ JESUS
611 SALDANA LOUIS	
MARTINEZ MANUEL	614 GUILBEAU GEORGE
615 WRIGHT HENRY	618 SAMPSON CLAUDE
	SAMPSON FURNITURE REFINISH
619 HILLIARD E O	622 SAMPSON O F
	626 ESQUIVEL P SHOE REPAIR
	628 WILLIAMS SUSIE
629 VACANT	630 JOHNSON RICHARD
631 BROWN SYLVESTER	
635 HILLIARD JAMES	
637 BENNING ELENORA	

-----N. ST MARYS INTERSECTS

706 HERRON PARRIS

707 STANLEY WM	710 KYLE MAMIE
717 BLEVINS SAMUEL	716 SWAIN BELLE
721 CONTRERAS JUAN	720 JONES LINDA
727 GRANT MARY	726 HARRIS A D
731 SCOTT FRED	730 YOUNG MELVIN
733 GIBSON A G	
743 BLUE & WHITE RIDING STABLES	

ALVIN-----BEGINNING AT N. ST MARYS

101 CRUZ RITO
 107 RAMIREZ CRESPI
 209 VACANT
 225 PEREZ DIOCENCIO
 227 RUIZ SANTOS
 231 DIAZ DAVID

PASTORES-----BEGINNING AT ALAMEDA

101 DE LEON MRS. CARMEN	102 VACANT
103 ESTRADA LUCIANO	104 SALDANA MANUEL
105 VACANT	108 MORALES DANIEL
	110 VACANT
111 GUTIERREZ MRS. CATALINA	
115 DE LA CRUZ DAMIAN GROCERY	
GARZA PLUTASCO	
117 COSTIA JULIAN	
119 GARCIA MANUEL	
121 GONZALEZ MRS. L	
123 GOMEZ MRS. LENA	124 VACANT
125 ESTRADA M G	126 AGUILLON ELZIO
	128 ANDRADE LIBRADO
	130 RAMIREZ MARTIN
131 TRAVARES DAMACIO GROCERY	
QUINTERO ISABEL	134 VILLARREAL EMILIO
135 MUNOZ ADOLPH	
137 RAMOS RICARDO	138 VILLARREAL NICANOR
139 GARZA ATANACIO	140 ALEGRIA ANTONIA
141 RAMIREZ GUADALUPE	
TOVARES MANUEL	
143 ROMO ELIJI	144 CHARLES PEDRO
	MORALES REYES
147 CHAPA ALVINO	
201 VILLARREAL C GROCERY	202 RIVERA ROMULO
	SOROLA MRS. FAVIANO
203 VILLARREAL CARLOS JR.	
205 ROCHA JOS	206 TREVINO MRS. MARY
207 OVALLE FERMIN	
209 OVALLE VIVIANO	210 VACANT

219 PALOMO E E	212 VASQUEZ MRS. NANCY
223 GONZALEZ GREGORIO	218 MENDEZ ENCARNACION
227 SAMANIEGO G	226 VACANT
RODRIGUEZ RAFAEL	228 SANTOS RAFAEL
	230 GALINDO BERNADINO

-----ST MARYS INTERSECTS

235 ESPARZA FRANCISCO
 237 GRACE MRS. PEARL
 239 MARTINEZ MRS. ELENA
 241 SAVEDRA JOSE
 243 GARZA SABINO

N ST. MARYS-----BEGINNING AT E. ASHBY

	2500 ST. SOPHIA GREEK CHURCH
2511 RIVAS A G	
2603 MCCLELLAND P J	
2607 EDDLEMAN MRS. BESS	
2611 SCHURK MRS. JENNIE	
2615 LA COSTE MRS. M B	
2619 ORME ISAAC	
2623 JOHNSON EMORY	

-----E FRENCH INTERSECTS

	2700 ST. MARYS INN
	SAM'S BARBER SHOP
2717 SMITH C C	2734 RUBIOLA J J GROCERY

-----E RUSSELL INTERSECTS

2801 CANADIAN CLEANERS	2802 VACANT
2803 VACANT	2804 JOHNSON ALBERT
2805 QUAYLE MRS. J F	
ST LOUIS SHOE SHOP	
MARINELLO BEAUTY SHOP	2806 MASON JOS
2807 HANDY-ANDY STORE #9	
2809 VACANT	
2811 SAMMIE'S DRUG STORE	

-----E. CRAIG INTERSECTS

	2902 GOMEZ LOUIS GROCERY
2903 JIMMIE'S SERV STATION	
2905 ABAR GARAGE	2912 MISSION POULTRY & ICE
	2926 COBB J C FILLING STATION

-----E WOODLAWN INTERSECTS

	3010 OSTRUM FRANCES
	LOPEZ MRS. CONSUELO

3011 GARZA P G GROCERY

-----E MISTLETOE INTERSECTS

3102 VACANT	3107 BLASQUEZ JOHN REVEREND
3110 DUNN H W	3109 PATTERSON W A
3117 FRASIER M E	3114 BANKLER ISAAC
3121 BARBOSA PILAR	3118 PIERDOLLA J F
3125 BROZ FRANK	3122 CARSON J W
	3126 DOUBLET MAURICIO
-----OSTRUM DR. INTERSECTS	
3129 LOWERY L D SERVICE STATION	
-----E MAGNOLIA INTERSECTS	
	3202 GONZALES ICE STATION
	MC GEE SERVICE STA.
	GONZALES E G
3203 HARRY JOS	
3207 FIELDS BETSY	
3211 RAMON LUCIANO	3218 DE HOYOS TONY
	3222 CONTRERAS J M
	3224 VALESQUEZ F R
	3228 FRANKS MRS. FRANCES
-----FITZHUGH INTERSECTS	
	3302 BROWN E L
3303 FRED'S PLACE	
EVINS J B	
MARTINEZ MARIANO	
3305 WELLS ROSA	3306 EASON OSCAR
3309 CORTEZ MRS. RITA	
RODRIGUEZ F G	3312 RAMOS J R
	GARCIA ROBERT GROCERY
	GARCIA ROBERT
	MUNAS ADAM
3315 GARCIA PETER	
-----E. HUISACHE INTERSECTS	
	3402 CRAWFORD'S BARBEQUE STAND
	3408 HENDERSON MORRIS
	3410 MENA PEDRO
	3414 POWELL JOY
	GARCIA BENJAMIN
	VALDEZ MARCELINO
	MORALES MAXIMO
	MARTINEZ LIBRADO
3415 FLORES MARTIN	3416 PEREZ WM
	BUTTRA JOS
	OVALLE EMELIO
	3420 HENDERSON'S GROCERY
	HENDERSON J E
	NOVELTY SHOP
-----E MULBERRY INTERSECTS	
	3502 COURTESY SERVICE STATION
	3506 MEADOWS W D
	MEADOWS RIDING ACADEMY
-----ALVIN INTERSECTS	
3603 DIAZ MILTON	3604 NAVARRO J A BLACKSMITH
3605 CHAPA RAMON	
VALDEZ ANTONIO	

3607 VALDEZ MRS. CLEMENTIA 3706 LOPEZ JUAN
3710 LONGORIA ORTIZ
3712 LOPEZ A

VALDEZ ALLEY-----INTERSECTS 2700 N ST MARYS

107 GUTIERREZ FELIX	
111 ACOSTA RAMON	
113 HERNANDEZ CATH.	
115 CORONA ANASTACIO	
117 ACOSTA ASCENCION	
125 MARTINEZ JULIO	
129 SOTO PILAR	
133 RIVAS J C	
147 SUAREZ MRS. PAULINE	152 SANCHEZ CORNELIO
167 GALATA MRS. FRANCIS	

EWALD-----INTERSECTS 518 E. MISTLETOE

101 VACANT	102 GONZALES DONIO
103 GANT PLATO	104 SADBERRY MARY
105 WALLACE TEXANA	106 CARRILLO SANDIE
107 ACOSTA JESUS	108 HADLEY JOHN
109 LOZANO MRS. VIRGINIA	110 JONES BESSIE

COMPILED BY
ROBERT GARCIA JR.
14932 SEVEN L
HELOTES, TX. 78023



TOBIN HILL

COMMUNITY ASSOCIATION

Board of Directors:

Cody Doege, President

Michael Cepek, Member

Frederica Kushner, Member

Anisa Schell, Secretary

Malcom Hartman, Treasurer

Larkin O'Hern, Vice-President

Blayne Tucker, Member

Office of Historic Preservation

April 3, 2019

**Statement of the Tobin Hill Community Association re:
Demo Application for
430 E. Magnolia Ave.**

430 E. Magnolia Ave. The Northway House

Legal Desc.: NCB 861 BLK LOT 15 & N92.28 FT OF WS FT OF 16 EXC S92.28 FT OF E5 FT OF 15
[shortened to LOT 15, BLOCK 2, NCB 861]

Bexar County Assessment shows that the house at 430 E. Magnolia was built in 1895, and it may well be so: in 1894 a permit was issued to a person named Northway for a dwelling in that vicinity. The Northway family was dealing in real estate since at least 1890. They eventually owned most of the lots beginning on the south side of E. Magnolia (originally called Rural), at Home St. and stretching toward the east. In 1894 T.H. Northway obtained a permit to build on McCullough Ave. By 1899 or 1900, Thomas H. Northway was living on Rural Ave. He and his wife, Eva, had become parents in 1898, but the address is not given in the newspaper announcement, possibly because Rural Ave. had no street numbers at the time. Rural doesn't show up on the Sanborn maps until 1912. But by 1906, T.H. Northway owned what was then 320 Rural Ave., which is now 430 E. Magnolia Ave. They raised their family on E. Magnolia. It was across the street from a school; and there was another school a couple of blocks down the street. It seems the Norways dealt in real estate. Thomas H. Northway died sometime between 1930 and 1932. And, in 1934, Eva died; but not before she and the rest of the family sold 430 E. Magnolia to daughter Inez Northway Thurman. The property stayed in the Thurman/Northway family until, in 2003, it was sold to the present owner, Michael Davila. Over the years it has undergone changes: the front porch has been altered, windows have been replaced. But it exhibits the same footprint that it did on the 1912 Sanborn map. It has been a contributing part of the neighborhood for at least 100 years, owned by the same family for all that length of time.

This house should not be torn down on the whim of the owner. He does not reside in the neighborhood, so won't be affected by its loss. But the people who live on Magnolia Ave. will notice the loss of their history and that part of their heritage. Many other houses on Magnolia Ave. have been renovated and preserved. The Northway House deserves the same.

The Tobin Hill Community Association recommends denial of the demolition permit for 430 E. Magnolia Ave.

The Tobin Hill Community Association (THCA) is recognized by the City of San Antonio as the neighborhood organization representing Tobin Hill. Its mission is to facilitate implementation of the Tobin Hill Neighborhood Plan; protect the Tobin Hill Historic District and other historic buildings; and improve quality of life through the collaboration of those who live, work, and contribute to the social fabric in Tobin Hill. Its membership is open to all home owners, renters, and businesses.

Thank you for your time and consideration.

Submitted by Frederica Kushner
Tobin Hill Community Association



TOBIN HILL

COMMUNITY ASSOCIATION

Board of Directors:

Cody Doege, President

Michael Cepek, Member

Frederica Kushner, Member

Anisa Schell, Secretary

Malcom Hartman, Treasurer

Larkin O'Hern, Vice-President

Blayne Tucker, Member

Office of Historic Preservation

April 3, 2019

**Statement of the Tobin Hill Community Association re:
Demo Application for
434 E. Magnolia Ave.**

434 E. Magnolia Ave.

Legal Description: NCB 861 BLK LOT 16 & S92.28 FT OF E5 FT OF 15 EXC N92.28 FT OF W5 FT OF 16

It appears that the small two-story building at 434 E. Magnolia was originally on the same lot as 430 E. Magnolia. According to Bexar County records, the house was built in 1945; and that appears to be accurate. The 1931 Sanborn map shows 430 E. Magnolia with a small building in the south west corner. Obviously not the building of concern in this statement. But the 1951 Sanborn shows the house at 430, and another number 434 E. Magnolia sharing the same lot. On that 1951 map, there are also two buildings, one larger than the other, in the south east corner of the lot. In the 1946 City Directory, Fred B. Hargis is listed as the resident, but not the owner of 434 E. Magnolia. Since it presents the same footprint, it seems that the present building is the one on the 1951 Sanborn map, Mr. Hargis' residence. Originally, both buildings were on the same lot, but with different numbers, as no lot line appears to divide the property in two. The division into two lots occurred sometime after 1951.

The Sanborn maps show that this building has always been associated with the Northway House at 430 E. Magnolia and the Northway family. It enjoys the same long heritage, which gives it value to the neighborhood. The building has probably been altered, but has been lived in and kept up over the years. It is not a detriment to the neighborhood.

The Tobin Hill Community Association recommends denial of the demolition permit for 434 E. Magnolia Ave.

The Tobin Hill Community Association (THCA) is recognized by the City of San Antonio as the neighborhood organization representing Tobin Hill. Its mission is to facilitate implementation of the Tobin Hill Neighborhood Plan; protect the Tobin Hill Historic District and other historic buildings; and improve quality of life through the collaboration of those who live, work, and contribute to the social fabric in Tobin Hill. Its membership is open to all home owners, renters, and businesses.

Thank you for your time and consideration.

Submitted by Frederica Kushner
Tobin Hill Community Association

Jessica L. Anderson (OHP)

From: Rick Schell [REDACTED]
Sent: Tuesday, April 02, 2019 9:01 AM
To: Jessica L. Anderson (OHP); Chrissy McCain (City Council); Roberto C. Trevino (City Council)
Subject: [EXTERNAL] Opposition to Demolition Applications for 430 and 434 E Magnolia Ave

Ms. Anderson,

Please find THCA's Zoning and Development Committee's opposition to the demolitions requested at these addresses.

We find that demolition of these structures is unnecessary, as they are in good condition and contributing to the neighborhood.

We are concerned that there is no site plan or submission of what will replace these homes. This will purposely create an empty lot on an otherwise intact street within our community.

We are also concerned that the empty lot situation will then allow for infill development that will be much higher density. While this is not necessarily a bad thing in and of itself, this infill would be directly adjacent to infill development on the next street over, causing more severe drainage issues due to the McCullough Rain Drain. There are already issues with the existing infill project on the adjacent development.

For these reasons, we request that you recommend denial of the demolition request.

Thank you for your time.

Rick Schell
THCA Zoning and Development Committee Chair
[REDACTED]

March 28, 2019

City of San Antonio
Office of Historic Preservation
1901 S. Alamo St.
San Antonio, TX 78204
Attn: Jessica Anderson, Historic Preservation Specialist

RE: Demolition Application 430 and 434 E Magnolia

Dear Ms. Anderson,

I am writing to express my strong opposition to the demolition of 430 E. Magnolia Ave. and 434 E. Magnolia Ave.

These two houses are on a quaint and quiet street on the northern end of Tobin Hill. While this part of Tobin Hill is not *currently* designated as Historic, it is surrounded on all four sides by Historic Districts, Monte Vista to the north and west, River Road to the east, and the Tobin Hill Historic District to the south. There is an acequia (also known as the McCullough Rain Drain) in this immediate area, opening onto the corner of East Magnolia and Home St., where the only existing vacant lot on E. Magnolia is located. East Magnolia Ave is completely intact, meaning there are no other vacant lots, and these two homes would be contributing to structures to a future Historic District in this area. Furthermore, this area has been identified in the past as eligible for Historic Designation.

430 and 434 E Magnolia are currently providing affordable housing for Tobin Hill in an area where finding an apartment or house to live in is becoming increasingly expensive. The demolition of these homes will cause displacement. There is a family with a toddler and an infant living in one of the units at 430 (a duplex), and 434 is occupied as well. I was told by the next-door neighbor that these tenants weren't evicted, just that the rent was raised to an unreasonable amount and they are now scrambling to find alternative housing.

I have heard from neighbors that the owner of 430 and 434 E Magnolia has a standing offer on the land if it is vacant. However, these houses are in good structural condition. Demolition should be a last resort, not a quick path to making a buck. Demolition of these properties would cause harm to the street and surrounding homes by creating vacant lots in the middle of the block. Not only would it make these lots vulnerable to incompatible development it could possibly lead to further displacement in this area.

As you may be aware, the community here had a similar situation on my street, East Mistletoe, in 2016-2017. Two existing homes (duplexes as well) were demolished creating vacant lots and were replaced with incompatible infill. East Magnolia is the street adjacent to East Mistletoe. If a development similar to the one on Mistletoe were built on Magnolia, the neighbors on Mistletoe and Magnolia would be surrounded by

these massively scaled houses which are over crowded onto the lot, possibly exacerbating drainage issues, parking, waste management, and other problems that have come with the East Mistletoe development. I've included several photos and have attached other supporting documents regarding the McCullough Rain Drain (acequia) to this email.

I implore the Office of Historic Preservation to deny the requested demolition applications for 430 E. Magnolia Ave., and 434 E. Magnolia Ave.

Thank you,

Anisa Schell

[REDACTED]

Secretary of the Board

Tobin Hill Community Association

Member, Tier One Neighborhood Coalition



Photo of East Magnolia Ave. - 434 in the background on the far left, 430 is in the foreground (white house, gray roof, red door).



Map showing the two proposed Magnolia demolitions (indicated in red) with the Mistletoe development (indicated in purple).

431 E. Mistletoe Ave - immediately south of the proposed Magnolia demolitions, and immediately east of the Mistletoe development is already experiencing serious drainage and storm water issues. See below photos.

Drainage at 431 E Mistletoe from In-fill development



To: MVHA Board of Directors

From: L.C. Powell

Subject: The McCullough Rain Drain, Documents A, A1-2, B, B1-8, C, D, List of References

We respectfully request a board motion and approval to proceed with discussion with the Tobin Hill Neighborhood Association and the City of San Antonio for possible historic designation of the McCullough Rain Drain. This request is based on the following information:

The following is a brief description of a local, recently identified archaeological site, and is presented to the MVHA Board, as a proposal that the MVHA sponsor the future maintenance and development of the site, through the relevant agencies of local City government. This sponsorship could take one of several kinds of relationships, any of which could finally, among other goals, restore the here-to-fore neglected and unrecognized drainage canal (referred to in this paper as the "McCullough Rain Drain", and the "MRD"). Specifically, the sponsorship project would call for the MVHA Board to request the San Antonio City Council officially recognize the co-operating sponsoring parties as responsible stewards of the site.

This compilation is also submitted as a personal response to the continuing public discourse in our city, raised in different kinds of public forums, over the need to identify the way that citizens of any given municipality use land, in both public, as well as private contexts, and how civic leadership uses that information to try to create a sensitive, responsive public plan for future land development. In the case of MVHA, zoning research, policy, and various applications thereof, have been brought very clearly to the attention of all levels of membership through the very thorough attention of current Board Member (past President), Mr. Antonio Garcia. The following discussion suggests that the MRD stretches before us now, as another situation that would, because it occurs in a historical context, seem to call for a re-evaluated zoning rating.

A quick look at a map of the site of the MRD within the local historic districts, would seem to call for a kind of co-operative partnership on such a project. The southernmost border of Monte Vista, east of McCullough, is a typical asphalt-paved alley, re-named "Trail St". Approximately 30 ft. to the south of Trail, and in the contiguous historic district of Tobin Hill, is the MRD, which, after one turn south (see A 1) roughly parallels the course of Trail, both of which run together to Carlton Court. The MRD debouches at Carlton Court, while Trail runs for approximately another block, behind the Ruble Center, disappearing among the backyard property lines of houses on East Magnolia and those on East Huisache.

Certainly, when (in the early seventies) the southern boundary of Monte Vista was being established, the MRD was (as it is until now) a generally unrecognized structure, located at a relatively secluded site, its origins having been lost in the collective consciousness of local surviving inhabitants. Kay Hinde, the City Archaeologist and recognized authority and researcher on the city acequia systems, has noted that she had never seen or heard of the site. One of the long-time residents at the site, attributes the construction of the MRD solely to a previous property owner (Boutin-Puente, 2017). Presumably, the leadership of the Tobin Hill Historic Assoc. would expect to be contacted, and then brought into the process of determining how large a voice, if any, it would want to have in oversight of this proposed project. There may be, perhaps, some kind of possibility that Tobin Hill would consider ceding a few feet of territory for two blocks, solving the problem of stewardship responsibilities. The MRD was originally dug, after all, to alleviate the flooding problems that were increasing in the Jay Adams' neighborhood of Laurel Heights (now part of Monte Vista). Trail St. and the MRD are, essentially, one drainage structure, a continuation of the alley drain system that starts two blocks west, on West Magnolia, at a much higher elevation. Trail St., the MRD, and the drains located on both sides of Carlton Court serve as a kind of collective topographical catchment basin when storm waters cascade down the alleys, and down W. Magnolia (See C). Keeping these two easements together would seem a practical way of managing their upkeep.

As an engineered piece of water management, then, the MRD was, and still is, a functional amenity that still serves (with certain reservations) its surrounding communities. The worthiness of maintaining and preserving this site, is a task that rests principally on two different pillars, one resting on the past, the other oriented toward the future. With respect to the pillar referenced in the past, recent research done to determine the historicity of the drainage canal reveals its importance in the evolution of water management design in San Antonio. To verify that the MRD was a historical area, Ms. Kay Hinde, the City Archaeologist (Office of Historic Preservation), answered a request to visit the area first, and then, to do the necessary follow-up archival research to see if there were any documentation that would formally authenticate the site. Her findings (See Document A and A1,2) revealed that the culvert was dug in 1919, to mitigate flooding damage - damage that had become a rising threat for the central city. It seems to have been at least partly constructed of limestone rubble in the Colonial manner (See B,B1,B2,B3), being the kind of open delivery system seen in the older acequias (See B7,) closer to the San Antonio River source (Cox, 2005). In her e-mail (Document A) to Councilman Trevino (and to me), Ms. Hinde asserts that the site is worthy of an historical marker.

One inference from reading Ms. Hinde's research discussion is that the cutting of the MRD represented an approach of scale to flood control, that the city abandoned after 1921, when the river flooded downtown so extensively that the city council decided to build the Olmos high dam (1924-26). Supporting such an inference is Lewis Fischer, who has noted that The Olmos Dam project represented an equitable solution to the rivalry among leaders of various sectors of the city, who had been concerned that continuation of the older, traditional multi-channel-widening approach, would not be applied evenly to all the relevant channels that flowed through the various city districts; many sector leaders were suspicious of the motives and influence of the other contending districts (Fischer, p.65). The construction of the one big dam, allayed such fears.

With respect to the second pillar that supports the incorporation of the MRD, the historic culvert may also serve as a harbinger of potential problems related to another kind of flooding, i.e. the one that the City is now actively determined to head off - the demographic inundation predicted in roughly a decade. More specifically, the MRD, for part of its length, borders directly on a vacant lot (See B1). For so many

decades prior to the present, a vacant lot in this peripheral area of the city would hardly attract the interest of real estate developers. However, with the relatively permanent kinds of commercial as well as residential gentrification going on now in areas contiguous to that of the former Pearl Brewery (obvious in all directions to even the casual observer), the presence of this lot, with its current potential for a profitable real estate venture, looms ominously over the neighborhood. The possibility of a development opportunity for condo-crowding has already happened about two blocks away, on the corner of McCullough and Courtland, in the Tobin Hill Historic District.

In fact, an older example of the same kind of structure-hugging density near the MRD, has occurred (albeit on a smaller scale) on the corner of East Magnolia and Oliphant (past the Ruble Center), two blocks from Home St. and East Magnolia (See B4,B5). This neighborhood train wreck occurred about 30 years ago when Trinity Baptist Church announced it would build a parking lot on the south side of Mulberry (between Carlton Court and Shook St.), by razing the houses (in Monte Vista) facing the Church. A court case ensued, and the battle raged for months (See B6) before both parties agreed to bury the hatchet, partly by having several structures re-located instead of being razed. Apparently no effective objections were raised when two of the houses were allowed to be piled on an already occupied lot, at a location just beyond the MVHA. Thus, a precedent may have been set.

Furthermore, in considering re-development of a vacant lot, a developer insensitive to the area's historic development goals, and who is beyond the purview of the MVHA (or of Tobin Hill), would not be expected to voluntarily attempt to identify and act i/a/w/ a code involving a historic feature, especially one that could cost; the easy way to deal with the MRD would be to bury the drain in the ground, under pavement. To be fair, a reading of a certain section of the Tobin Hill City Plan reveals provisions that would seem to offer some kind of protection against this kind of urban nightmare. (See Document D). But there may be some concern over the last line cited in the excerpt of Document D, wherein mention is made of the City's "Infill" policy on vacant lots. There may also be a question raised over whether part of the lot on Home and E. Magnolia is part of an alluvial area that would discourage development on at least part of the lot.

There are evidently several different kinds of problems involved with the future of the MRD. Incorporating it into the MVHD, would be one of the simple ways to gain greater control over regular maintenance of the site. Even after the construction of the Olmos Dam, the MRD has continued to, at times, fail to reliably drain completely effectively. (See Document C). Whatever current efforts bring, in the way of outcome, the ordinary, systematic maintenance of the MRD is something that needs to be re-evaluated in terms of improving it. A recent effort to get the City Drainage Authority to clean up the MRD was thwarted when officials declared that the MRD was on "private property", and, therefore, outside the purview of the agency (See B8) (Refer Code Compliance [311] W.O.#1013889239).

Aside from the practicality of installing a monitoring system over the MRD, one has only to look at the way San Antonio has managed its ambient riverine amenity in the city center, to see that water management is a great success both at the practical, as well as the aesthetic level. In the eyes of those concerned with the preservation of historic ambiance, the preservation of the MRD's two- block run, would go a long way to stabilizing the kind of rusticated exurbia that Laurel Heights/Monte Vista once was, just before San Antonio began to take on more of the look of a standardized modern city, and less that of a collection of individual semi-rural neighborhoods.

I would again extend my thanks to Mr. Antonio Garcia, who in the eyes of many, has offered his own resources and worked so patiently to explain, in so many different contexts, to anyone who asked, the purpose of the various aspects of obscure zoning regulations. I am personally grateful to Mr. Garcia, who with his enthusiasm and perseverance in keeping the neighborhood and the MVHA aware of the importance of land use research, has encouraged me in continuing my research about this site, taking it to a level that it would not have otherwise reached.

Please see Support Documents Below

From: Theresa (Tracy) Rees (City Council)
Sent: Friday, October 27, 2017 4:05 PM
To: Kay Hinds (OHP)
Subject: RE: Larry Powell

Kay,

We appreciate the quick response and detailed summary. May we please share your email with Larry?

Regards,
Tracy Rees, Sr. Executive Secretary
Councilman Roberto C. Treviño
Office: 210-207-7279

Mailing address: City Hall
P.O. Box 839966
San Antonio, Texas 78283

From: Kay Hinds (OHP)
Sent: Wednesday, October 25, 2017 4:45 PM
To: Theresa (Tracy) Rees (City Council)
Subject: RE: Larry Powell
Importance: High

Tracy:

I did some research on this feature after my field trip with Mr. Powell. We have produced fairly accurate maps showing the various routes of the acequia, (see attached—the Upper Labor is the red and yellow lines) and I wasn't sure that this feature represented a branch of the acequia since it was so far from the known route. We found the attached document showing that this feature appears to be a very early drainage feature dating to 1919 (see attached). I was out of town last week and haven't had a chance to get back with Mr. Powell to let him know what I found. So, I do not believe this to be a part of the Spanish Colonial acequia system, but rather an early public works drainage project to remove flooding from the Monte Vista neighborhood area. The Spanish Colonial acequias did have components known as desagues, but they are not known to have been located at such a great distance from

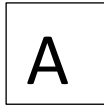
the river. They are connected to the acequia channel to carry flood waters, so they are between the river and the acequia ditch so that the flood water flows back into the river.

So, it is my opinion that this feature is indeed historic, but is not associated with the Spanish Colonial Upper Labor or any other Spanish Colonial acequia. It is though a fascinating part of our history!

For reference, Clinton Ave. changed to E. Magnolia Ave. and Evans St. eventually turned into Home St.

Let me know what I can do to help further.

Kay Hindes
City Archaeologist
1901 S. Alamo
San Antonio, Texas 78283
kay.hindes@sanantonio.gov
(office) 210-207-7306
(m) 830-570-0138
General OHP: 210-207-0035



Archaeology supports the CORE VALUES
Teamwork - Integrity - Innovation - Professionalism

- Nov 1 at 1:32 PM

To

- Larry Powell

Message body

Larry:

I really enjoyed our field trip! The feature is certainly historic in its own right, and does represent an important early effort at flood control. The channel could be considered an early structure that could qualify for various designations such as a local historic landmark, potentially eligible to the NR as a part of the flood control efforts, etc. So, please let me know how I can help you further.

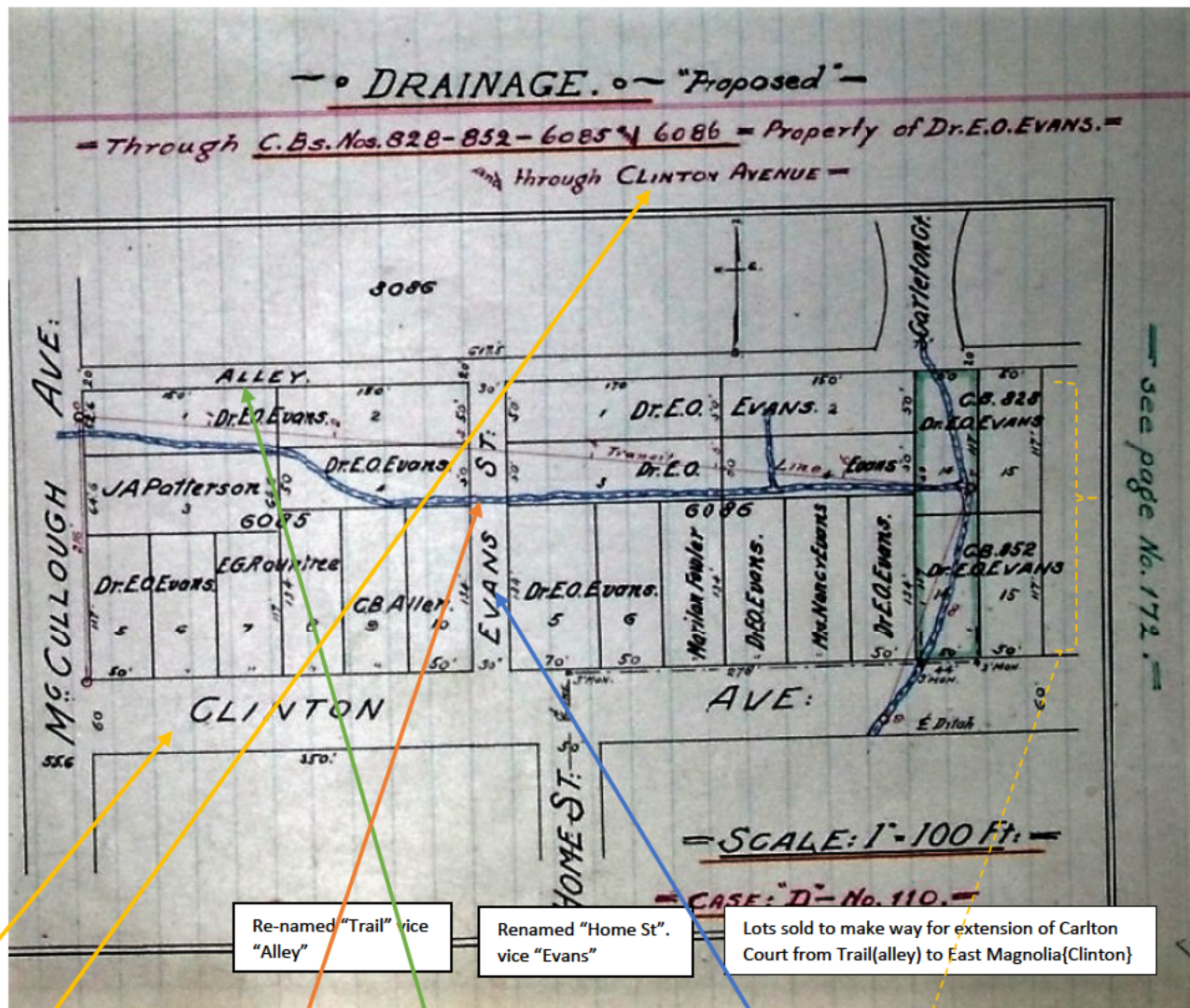
Thank you for your interest and concern for the history of our city. It takes committed individuals such as yourself to help preserve and protect that history!

Kay Hindes
City Archaeologist
1901 S. Alamo
San Antonio, Texas 78283
kay.hindes@sanantonio.gov

A



A1



A2

Below are multiple views of **The McCullough Rain Drain**. The photos show the culvert as it drains from west to east, between McCullough and Carlton Court, headed, perhaps originally, toward the acequia system in the River Road district.

*View of the southern wall of the MRD, from the western side of the **Home Street Bridge**, as the MRD winds eastward from its beginning on McCullough, to the Bridge. This part of the drain is less encumbered by brush and trees than the eastern part.*

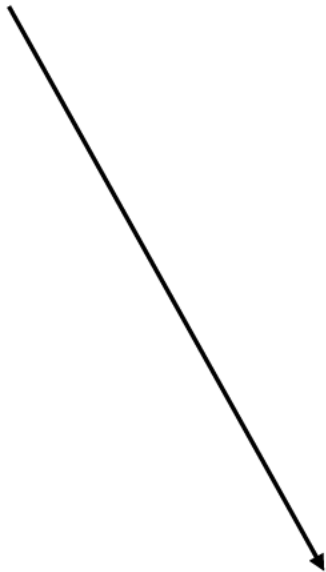


Shot of southern wall of the MRD and the Home Street Bridge, seen from the eastern side (of the bridge) as it spans the McCullough rain drain between the north and south walls of the drain.



View of Home Street Bridge surface, as it spans the north and south sides of the MRD. It's a partial shot of concrete abutments which date possibly from the 1930's (Hindes, K., per/con, November, 2017). Trail Street is in the background where truck is parked.

B





B₁

View of vacant lot from the southern wall (looking south) of the MRD. Remains of the foundation of a residence that once stood on this lot, are still visible. The lot stretches, from the MRD on the north to East Magnolia on the south (partially seen mid-ground), from Home street on the west, to the adjacent residential lot on the eastern border.

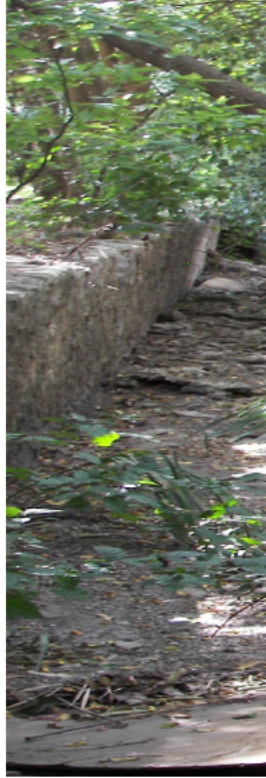
*View of southern wall of MRD as it stretches toward Carlton Court after it has passed the **Home Street Bridge** and the vacant lot.*



View of eastern stretch (showing the southern wall) of the MRD as it nears the Carlton Court debouchment.



Site where McCullough Rain Drain empties out onto Carlton Court. Notice placement of telephone pole in the drain proper. Both the eastern and western curb sides of Carlton Court have very long openings leading to underground drains to accommodate the flow of water coming from the old open-surface MRD out onto the Carlton Court street surface, as it seeks re-direction in newer drains under the streets.



B₃

Three houses on one corner; views of three houses clustered on corner of East Magnolia and Oliphant. This is one block down from the vacant lot on the corner of East Magnolia and Home.



Bungalow Bunching



B4 and 5

Editorials

20-A

Editorial Director Fane L. Burt, Associate Editorial Director
Jim Moss, Managing Editor

Thursday, Oct. 17, 1985



MOSES FANNING PARTS THE MONTE VISTA HISTORIC DISTRICT

This is a shot from another site in River Road. It shows a (restored) fragment of a canal that, like the McCullough drain, parallels Trail street. Both this section of Trail as well as this canal fragment are older segments of the colonial waterway systems; by virtue of this canal's proximity to the River, it is identified as part of the old acequia system (per/con K. Hinds, November, 2017). There are two historical markers at this site.

Notice that the acequia has been recently restored by the City of San Antonio (see comparison photo taken in 2008). The brick pavement in photo is apparently part of the 19th century City leadership's decision to carry out maintenance and improvement on the colonial acequias which had been constructed with rubble. originally (Cox, W., p.57).



I took this photo below, of the acequia fragment seen in the previous photo (taken 2017), in 2006, when it was in a state of neglect very similar to parts of the MRD at present, and sent it to Paula Allen of the "Express ". Whether or not my e-mail had anything to do with the subsequent clean-up, is pure speculation. The point is that the Drainage Authority presumably performed the clean-up operation in the same kind of private property environment which (the Authority cited) would prevent them from cleaning up the MRD at the present time.



The Little Drain that Could . . . almost



Shots of partially submerged cars in backyard were taken by owner, T. Deusing. The flooding in this backyard of 215 East Magnolia occurred just after the storm of July 11, 2012. Photo shows the other side of the rock wall and Bamboo hedge seen in Document B. The lower photo below, showing the same area after the receding of the water, makes a clearer comparison shot with Document B.



C

Excerpt from Tobin Hill Neighborhood Plan

TH

22

Tobin Hill Neighborhood Plan

LANDUSECATEGORY

LAND USE DESCRIPTION CORRESPONDING to Public Institutional Blue

Public, quasi-public, and institutional uses that deliver local, state, or national governmental or non-profit services

The location for these services is most appropriate where they best meet the future needs of the community

Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.

Parks/Open Space Green Parks:

include public or private land uses that encourage passive or active outdoor recreation

Examples include public, regional, or linear parks, hike and bike trails, and private parks associated with subdivisions

Open space: includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes

Examples include conservation easements, floodplains, or drainage rights of way

A. SAN ANTONIO COLLEGE

- Use existing property to expand or build new campus facilities
- Build multi-level parking garages so existing surface parking areas can be used for buildings.
- In order to prevent further expansion into the commercial and residential areas of the neighborhood, encourage vertical, multi-level development rather than single level buildings.
- Create a campus that is inviting to pedestrians and that is open to the surrounding neighborhoods.

B. LOWER SAN PEDRO

- Promote businesses that draw customers from the Tobin Hill Neighborhood and beyond.
- Encourage businesses to locate along the bordering corridors (San Pedro and I-35).
- Keep a 2-3 story height in order to reflect the western side of the corridor

C. CROCKETT PARK DISTRICT

- Encourage the conservation of pre-World War II structures.
- Promote a mix of uses with a concentration of office uses, neighborhood commercial and services, and medical activities.
- Infill and rehab structures are to be used for mixed-use development.

D. MCCULLOUGH AVE.AND N. MAIN AVE.CORRIDOR

• Development should create a transition from SAC to the residential core with High Density Mixed Uses that allow up to 5 stories along N. Main Ave. and Low Density Mixed-Uses that allow up to 3 stories along McCullough Ave.

• Development along McCullough Ave. should be compatible with bordering residential districts and should encourage office and service oriented businesses.

- Encourage the conservation of architectural character through adaptive reuse.
- Businesses should utilize shared parking, on-street parking, and parking in the rear of the building.

E. MEDICAL DISTRICT

- Any expansion should be directed west and southwest of the existing hospital complex.
- Commercial uses should focus on medical activities, office, and neighborhood retail.
- Build multi-level parking garages rather than surface parking lots.

F. RESIDENTIAL CORE

- Encourage the conservation and retention of the existing housing stock.

• Infill residential development is encouraged on vacant lots and should maintain the scale and massing of the surrounding residential

D

List of References

1. Dr. Boutin-Puente. Conversation at MRD site with Villasenor of OHP. 2017.
2. "Express-News". 1985.
3. J. Wayne Cox. The Spanish Acequias of San Antonio. Maverick. 2005.
4. T. and C. Deusing. Conversation and e-mail. 2017.
5. Lewis F. Fischer. River Walk, Maverick. 2007.
6. K. Hinds. Conversation at MRD site. 2017.
7. K. Hinds. E-mail, retrieved Oct.25, 2017.
7. San Antonio River Authority. "How Low Impact Development is Changing the San Antonio Landscape".
8. Tobin Hill Development Plan, retrieved on line. 2017.

Jessica L. Anderson (OHP)

From: Marilyn [REDACTED]
Sent: Friday, March 08, 2019 9:10 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Opposition to Demolition on 430 and 432 E. Magnolia.

Dear Ms Anderson,

I, Marilyn Courchesne oppose the demolition of 2 houses on E Magnolia.

My house [REDACTED] is backed up against one of these properties for demolition, and I am extremely concerned about my privacy, and being encroached upon if developers start building behind me. I've lived here 67 years.

I have Terra Mark homes ALREADY adjacent to my home on E Mistletoe. These 2 story homes are so close to my property line and loom over my one-story cottage like home. With these last continuous rains my property has flooded due to Terra Mark buildings. I can't endure another developer coming from behind me where my backyard is and it happening all over again. It's a nightmare. Use to be able to see the sky and sunlight out my windows now I see blank walls and windows where neighbors can look right into my bedroom. And to the other side of me a flipper has built a 2 and 1/2 story house. I feel like I'm being suffocated AND hemmed in by these monstrous houses that they are cramming in to our once quaint, quiet neighborhoods.

In the long run we will be paying for it through taxes because this so called progressive building is going to cause us big flooding, more crime, more congestion etc. because no one has taken a stand to protect and handle it in a balanced way.

How much more do the residents of Tobin Hill have to put up with??

My concerns are also about affordable housing for now existing residents, less street congestion, less noise, and too many people in area which will increase crime. We are not meant to live in these kind of conditions. It's a shame Downtown and Midtown are losing the charm and appeal it once had. It will be destroyed if we don't speak up.

Respectfully,

Marilyn Courchesne

Sent from my iPhone

From: [Marilyn](#)
To: [Jessica L. Anderson \(OHP\)](#)
Subject: [EXTERNAL] Demolition at 430 and 434 E Magnolia St
Date: Wednesday, March 27, 2019 10:48:17 PM
Attachments: [ATT00001.txt](#)
[ATT00002.txt](#)
[ATT00003.txt](#)

Dear Jessica,

I oppose the demolition at 430 and 434 E Magnolia St. These 2 homes are structurally sound, add character and aesthetics to the neighborhood, and are affordable housing.

There's no reason other than big bucks wanting to build their monstrous 2 story homes and pack as many homes as they can into these lots. Problems are: overpopulating area with too many people, noise levels increase, beautiful trees being cut down, traffic increases, parking issues and more concrete causes drainage problems and foundational problems for surrounding properties such as mine! This has already happened to me.

My biggest concern is these two homes backup against my home and if they are demolished I know developers will squeeze in their 2 story homes so close to my one story home backyard. I will not have any privacy and I already have Terra Mark 2 story homes adjacent to my home on E Mistletoe overlooking into my yard.

But my biggest concern is the flooding that is NOW happening on my property due to Terra Mark not being responsible for proper drainage. Now they want to build behind me. I'm so stressed by their uncaring attitude when they demolished the homes next to mine and the impact of the ball shook my home so hard I have cracks in my perma stone. They just ignored my concern.

It was a nightmare with Terra Mark building over a year and a half. I'm being hemmed in by developers. I've lived here all my life and am so stressed out by the developers being so insensitive to neighboring properties. Someone needs to stop them from taking perfectly structurally sound homes and demolishing them. A lot of people in my neighborhood are upset about this and something needs to be done.

Terra Mark properties adjacent to my home. See pics below







Jessica L. Anderson (OHP)

From: [REDACTED]
Sent: Monday, April 01, 2019 11:24 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL]
Attachments: text.000000.txt

Am unhappy about request for demolition
of 430 & 434 e magnolia avenue. I vote no
unless 2 regular homes that fit the
neighborhood. My house is 101 years old.

[REDACTED]

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.
Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or
confidential information.****

Jessica L. Anderson (OHP)

From: arlene northway [REDACTED]
Sent: Tuesday, April 02, 2019 10:56 AM
To: Jessica L. Anderson (OHP); [REDACTED]
Subject: [EXTERNAL] proposed demolition of homes at 430 and 434 E. Magnolia

Ms. Anderson,

I am vehemently against the demolition of the two homes noted above. I have lived in this neighborhood for over 30 years. Ours is a quiet street with homes that fit in the character of this area. Families currently reside in these homes. Demolition would force them to relocate, possible to an area that is not as safe and secure.

My husband grew up in our home, right here on East Magnolia, very close to these 2 homes. He calls this area "the old home place" and feels a deep connection here, as do I.

Recently, 6 three story condos were build on property behind our neighbor's residence. These condos don't fit in to the character of the neighborhood, block the flow of wind from the southeast, and allow the tenants to have a clear view into our neighbor's yard and ours. We fear that similar construction on the lots at 430 and 434 East Magnolia will further detract from this cohesive, established neighborhood.

Please do everything in your power to halt the proposed demolition of these homes.

Thank you,
Arlene G. Northway

[REDACTED]
San Antonio, TX

Jessica L. Anderson (OHP)

From: Beatrice Moreno [REDACTED]
Sent: Thursday, March 14, 2019 1:05 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Against issuance of Demo Requests re: 430 and 434 East Magnolia St. properties.

Follow Up Flag: Follow up
Flag Status: Flagged

Would like to go on record: I am **AGAINST** the issuance of Demolition permits for the two properties (430 and 434) located on East Magnolia.

My reasons are: ·

Demolition will cause displacement.

There are tenants who lived and occupied the properties at 430 E. Magnolia, and 434 E. Magnolia until January 2019.

The houses are in good structural condition. Demolition should not be an option for these two properties.

Hopefully the current property owners will not start taking down doors and window frames to make the properties look decrepit. (A ploy developers are using more and more to make the structures look unsafe.) Please be sure to look at the photos that identify the structures (on the information showing the two properties)

The two properties have provided affordable housing for our neighborhood.

The street is intact. Creating vacant lots or building UN-affordable housing here will definitely leave East Magnolia St. vulnerable to incompatible development, further displacement and will cause additional unsafe traffic problems. (East Magnolia is one of the narrower streets within the Tobin Hill neighborhood.)

If the Mayor and City Council members, and especially the Office of Historic Preservation are serious about supporting existing affordable housing, within our older neighborhoods; **denying demolition permit requests for properties that are in good structural condition should be their first and only priority.** Also, conservation and preservation should be first and foremost in this effort.

When the OHP receives an application for a building demolition permit is there a checkoff list that other city departments must sign so there is a paper trail listing reasons for approval or denial of said property? One that includes an inspection report regarding the property?

The majority of older neighborhood properties have a history, where in some instances the structures have outlived their original owners and may even now be owned by a third or fourth generation family member.

When properties, that may have some structural conditions, etc., are being considered for demolition is the applicant told that there are some city sponsored programs, which can assist owners to save them from such a drastic measure. OHP should promote these programs before considering the request and issuance of any demolition permit. Providing this information on alternatives to demolition has to be freely given by OHP to every applicant (verbal or in a brochure guide); especially if the applicant does not know where to go for further assistance.

A main reason San Antonio is such a draw attracting more and more persons to move here (and we have it in abundance right now) is the rarity of its preserved older neighborhoods/buildings, etc. Reasons to conserve and preserve such locales include: (1) architectural plans which showcase properties that are one of a kind, (2) the building's construction materials have held up for almost or more than a century, (3) interiors sometimes have priceless hand crafted build ins, (4) neighbors and their children know, interact and appreciate each other, and (5) services such as parks, libraries, grocery stores, gasoline stations etc. are located nearby.

Our unique history and the cultural influences within older neighborhoods is not found in many other places. What we are seeing more of are cookie cutter inspired neighborhoods. Places where the only distinguishing factor may be the placement of the entry door's color or the house's trim color, etc. Where the construction materials will not stand up to the test of time, (20-25 years). And, where reduced land space prohibits establishing landscapes and planting trees to enhance the property.

Please let our older neighborhoods continue to thrive as they were meant to, when they were first established.

Thank you for your consideration.

Beatrice S. Moreno

[REDACTED]

San Antonio, TX 78212

[REDACTED]

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Jessica L. Anderson (OHP)

From: Belinda Glover [REDACTED]
Sent: Friday, April 05, 2019 2:56 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Opposition D1: 430 and 434 E Magnolia

Good Afternoon,

I've lived in E Magnolia for over 30 years and my family for over 50 years. My name is Belinda Glover and I oppose the demolition of 430 and 434 E Magnolia. The houses in these lots seem to be of sound structure, especially if 434 had a tenant in it just recently and 430 had a tenant living in it till March 2019. The houses are part of our city's heritage.

I oppose the demolition. I don't want these homes to be turned into infill housing that will increase the traffic and congestion on our street. I don't want our street to turn into Mistletoe that doesn't have adequate parking. Although these homes are small, they could be grand dames.

[Sent from Yahoo Mail on Android](#)

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Jessica L. Anderson (OHP)

From: Cheryl Dozier [REDACTED]
Sent: Wednesday, April 03, 2019 12:56 PM
To: Jessica L. Anderson (OHP)
Cc: Bradley Kathleen
Subject: [EXTERNAL] Fw: Demolition Request - 430 and 434 E. Magnolia

Jessica,

Thank you for the opportunity to provide input on this request. We strongly oppose the demolition of the properties at 430 and 434 E. Magnolia, pending a discussion between the property owners and the community. Here is a quote from the 2008 Tobin Hill Neighborhood Plan:

“Investment in Tobin Hill by developers can be positive for the community if it is well designed. Neighborhood involvement in new development can help steer it in the right direction.”

My spouse, Kathleen Bradley, and I reside at [REDACTED]. We also own the property at [REDACTED]. Both properties are near and dear to our hearts. We don't want either of them to fall victim to unreasonable demolition and development in the neighborhood. Unfortunately, that has already taken place on a property located at 615 Fulton Ave. The existing older single-family structure was demolished without any notification to the community and developers built four three-story town homes on the lot. They tower over the single-family homes on either side and behind, essentially making those properties less valuable. These town homes were listed at one time for \$394K, although the price has come down recently. They do not maintain the integrity and character of the neighborhood by any stretch of the imagination. Now, the developer has gone bankrupt; only two of the properties appear to have been sold and the complex looks terrible. We are aware of another situation in Monte Vista Terrace at 309 W. Norwood Ct, where the same developer demolished a building and then failed to complete the project. The developer left behind a messy construction site and a sign that indicates the plan was to build a 4-story condo town home. The neighboring house is currently for sale and I would be surprised if anyone wants to buy it. It is beautiful but it has been on the market for over 200 days according to a realtor web site.

We do not want this to happen on E. Magnolia, or anywhere in Tobin Hill for that matter. The property at 430 E. Magnolia is over 100 years old and should be considered an historic structure. Its loss would be devastating to maintaining the integrity of the neighborhood. It sits on a street with primarily single-family, one story bungalows. If it isn't economically feasible to preserve it, it should be replaced with something that fits in with the character of the neighborhood. Although 434 E. Magnolia is not as old, it appears to still be viable. Both properties appear to be occupied. It would be more beneficial to the neighborhood if demolition was postponed until the property owners, either current or future, get community input.

We realize both Alta Vista and Tobin Hill are desirable locations for a variety of reasons, including proximity to downtown, universities, parks, the Pearl, etc. We also understand the need for development of additional housing. However, it needs to take into consideration the location and character of the neighborhood and block, which is consistent with the City's vision for future planning. Interior blocks aren't suitable for high density residential structures. If it was a corner on a major thoroughfare, that would be a different story.

Again, thank you.

Cheryl Dozier



Jessica L. Anderson (OHP)

From: Miguel Conchas [REDACTED]
Sent: Thursday, April 04, 2019 7:50 PM
To: Jessica L. Anderson (OHP)
Cc: Jessica L. Anderson (OHP); Council District 1; Patricia Conchas
Subject: [EXTERNAL] Opposition to demolition of 434 and 430 E. Magnolia Ave

All concerned:

My family and I live at 469 E. Magnolia and we are strongly opposed to the demolition of properties at 434 & 430 E. Magnolia Ave.

Demolition will cause displacement, namely of my sister, Patricia Conchas of New York Life, and the love of her life, Gabriel Dávila of Bohanon's Restaurant. They are upstanding citizens and a vital part of our community. They support me and my family which is typical of the fabric of our community.

The structures are architecturally complimentary to the community and an actual part of the neighborhood's historical legacy.

Please represent our neighborhood wishes and leave the properties standing.

Feel free to contact me should you have questions or need further clarification.

Respectfully,

Miguel, Crystal and Olivia Conchas

[REDACTED]

San Antonio, Texas 78212

[REDACTED]

[Sent from Yahoo Mail on Android](#)

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Jessica L. Anderson (OHP)

From: Crystal Craig [REDACTED]
Sent: Monday, March 11, 2019 5:13 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] 434 E. Magnolia, and 430 E. Magnolia

Good afternoon,

I am writing with respect to the request for community feedback about the application to demolish 430 and 434 Magnolia. There are a number of issues that I wish to raise with respect to this application as a member of this neighborhood in Tobin Hill. By demolishing these homes, this will replace the current tenants at 434 Magnolia. Furthermore, from the outside, it appears that the houses are in good structural condition and demolition is not necessary. Why are the homes up for demolition if not to build similar structures as those on Mistletoe Avenue? By demolishing the structures, the city is already establishing what will be historic (what will be built on the land) and what will not (not these homes)— why give neighborhoods the option of being historic if developers can simply come by and tear down existing structures that are still sound? We on Mistletoe Ave are already worried given the increase amount of traffic due to incompatible development and displacement regarding the pricing of the new building. Ultimately: it should be the case that *not every building (that doesn't bring in considerable money like new homes) needs to be torn down.*

Sincerely, Crystal Craig
[REDACTED]

Jessica L. Anderson (OHP)

From: Gary Northway [REDACTED]
Sent: Wednesday, April 03, 2019 10:42 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Demolition of 430 and 434 E Magnolia

Ms. Anderson,

I am against the proposed demolition of these two structures. To destroy these homes would be a detriment of historic nature and charm of the neighborhood.

Having been raised at 418 E Magnolia from 1950 to 1964 and returned here in the early 1980's to my dad's house keeps many memories fresh in my mind. 430 E Magnolia is the house my dad and his older 5 brothers and sisters were raised, with dad being the youngest born in 1910. I played in, around and under that house growing up. Probably one of the older houses on the block, being built in 1895.

If demolition occurs, what will become of the empty lots?

A green space or park? I think not! From what I have seen popping in Tobin Hill, the new structures do not lend to the history or charm of the neighborhood.

These two structures appear to be in good condition and presently occupied. Would hate to see my neighbors pushed out. Razing these homes should not happen.

Please help us maintain our neighborhood and keep the "old home place" intact.

Sincerely

Gary Northway
President
[REDACTED]

SABFI Transportation
LOCAL/STATEWIDE HOTSHOT SERVICE & WAREHOUSING

Across the city, across the state – call SABFI when you just can't wait!

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Dear to whomever this may concern,

I am a resident in the E Magnolia neighborhood, and it brought to my attention that you want to demolition two houses to build some buildings. I'm opposed to this idea, because with these two new possible buildings that you may build is going to cause chaos when people find parking. With this new change, taxes are going to go up and I doubt that this community wants that. As I was reading on social media, I noticed that there's other people who are against this. don't make us feel like we don't have a voice in our neighborhood that we love.

I personally grew up living in this neighborhood, and I would hate seeing my safe place turn into a business working site. Yall people always say that us kids/ teens are the voice for the future, then let me voice be heard and don't tear this houses that can be later someone's home

Jessica L. Anderson (OHP)

From: joyce Felter [REDACTED]
Sent: Friday, March 08, 2019 6:43 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] 430 and 434 E Magnolia

430 and 434 E Magnolia definitely look habitable. Let's see whether the City does more than pay lip service to the affordable housing shortage! If you approve demolition of these houses, two moderate income families are displaced. You can safely bet next the buyer will apply for rezoning to put in higher rent denser housing.

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Jessica L. Anderson (OHP)

From: Bradley Kathleen [REDACTED]
Sent: Monday, April 01, 2019 5:57 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Demo 430 and 434 E. Magnolia Ave

I oppose the demolition of 430 and 434 E. Magnolia Ave because I do not want to lose the character of the neighborhood. I do not want to see high-priced condos built that do not fit in the style the neighborhood and cause adjacent homes to have 2 or 3-story buildings located right next to the property line.

The primary structure is an historic home that was built in 1895. This house should be preserved for the sake of house and the character of the neighborhood.

Kathleen Bradley
[REDACTED]

Sent from my iPad

Jessica L. Anderson (OHP)

From: Kelly Walls [REDACTED]
Sent: Friday, March 08, 2019 7:57 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Opposition to Demo Permit for 430 and 434 E Magnolia

Ms. Anderson,

I respectfully oppose approval of demolition permits for 430 and 434 E Magnolia in the Tobin Hill neighborhood.

Both homes are structurally sound and currently provide affordable housing for two families including one family with young children. With ever increasing rents in the area, it is doubtful the families would be able to remain in the neighborhood.

Additionally, the creation of vacant lots would leave the street vulnerable to incompatible development and possibly further displacement of low income residents.

Thank you in advance for considering my opposition.

Kelly Walls

Jessica L. Anderson (OHP)

From: Kyle Thayer [REDACTED]
Sent: Wednesday, April 03, 2019 12:01 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Demolition request 430 and 434 E. Magnolia Ave.

Hello,

I am writing to formally oppose the request for demolition for the houses at 430 and 434 E. Magnolia Ave. The diversity of housing and the people who live here are two things that are quite important to me.

Both houses have been occupied until this last month, which means these houses must be in fairly good shape. I don't understand why someone would want to tear them down.

I am concerned about what will replace these houses if demolition is approved. I don't want single family houses replaced with multi-family housing. Particularly housing that does not reflect the look of our neighborhood.

As you are aware, Tobin Hill and other historic style neighborhoods are under siege from developers who would like to tear down perfectly good houses and build high density housing which is neither compatible with the neighborhoods nor affordable.

Your department is our first line of defense from demolition and development that is out of scale and out of touch. I am hoping you will protect us.

Thanks,
Kyle Thayer
[REDACTED]

Jessica L. Anderson (OHP)

From: Mando Briseno [REDACTED]
Sent: Saturday, March 16, 2019 3:10 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Demolition of homes

I live at [REDACTED]. next to the ones requested to be demolished. These are in good condition and should looked over and refurbished and rented
I have already lost the view of the beautiful tower of the Americas from my back yard with the condominiums that were built on mistletoe. I feel that if the demolition is done some big company will come along and buy the property and built more condominiums an block our fireworks from Alamo Stadium and Fort Sam. I feel like I am getting kicked out of my neighborhood by the City of San Antonio I they let the demolition go through. I you will reconsider your decision and save our neighborhood God You All

[Sent from Yahoo Mail on aAndroid](#)

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Jessica L. Anderson (OHP)

From: Monica Alcantar [REDACTED]
Sent: Monday, April 01, 2019 10:50 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Opposition DI: 430 and 434 E. Magnolia

Hello

I am writing in opposition to the demolition request at 430 and 434 E. Magnolia Ave.

These homes currently have tenants and I have been in these homes and they are in good structural condition. They do need some work, but are not beyond repair by any means.

I know they are occupied because I live next door. There is a family in one house and a friend of mine from high school lives in the other.

I am very worried that these will be demolished just to be replaced with 6 houses just as was done on E. Mistletoe. This would have a negative impact on our quiet street.

We do not want to live next to three imposing structures that will block the sun and change the character of our street forever. I have lived here most of my life and we bought our home from my grandparents who moved into this neighborhood in the 1950s. We have renovated our home and I believe the properties in question could be renovated just the same and should not be demolished at all.

Thank you for your time and attention.

Monica and George Alcantar

[REDACTED]
SA TX 78212
[REDACTED]

Jessica L. Anderson (OHP)

From: Monica Caballero [REDACTED]
Sent: Friday, April 05, 2019 3:03 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Properties at 430 E. Magnolia Ave. & 434 E. Magnolia Ave.

Dear Ms. Anderson:

This letter is in reference to the above-listed properties. I have live at [REDACTED] for the past 20 years since the year 2009. The Head Start school at the end of the block has created traffic jams in the morning during drop off and pick up times. With the demolition of the above listed 2 properties, the traffic situation will only worsen as these homes are about a 1/2 block down from the school. Across the street from my home on the 400 block of E. Magnolia Avenue is the Ruble Center owned by Trinity Baptist Church and used by the Alpha Home non-profit organization. Between the traffic from the school, the traffic from the Alpha Home and now the traffic from a multi-unit complex on the land now occupied by the properties at issue, Magnolia will look and feel more like a commercial street. The residents of East Magnolia Avenue are already stretched thin with parking along the street and a multi-unit complex will only worsen this. This large vacant lot that will be available to multi unit developers is not compatible with the reason people such as myself moved to this quiet neighborhood that I hope remains quiet.

The 2 listed properties have given people a nice, affordable option for living in Tobin Hill and these tenants would be displaced. Both properties are in good structural condition and do not warrant demolition. Part of Tobin Hill has already been deemed an historic district and keeping these 2 properties intact will help in the near future when the remaining part of Tobin Hill gets the historic designation.

For these reasons, I am opposed to the demolition of the properties known as 430 and 434 East Magnolia Avenue

Thank you for your time and attention.

Monica L. Caballero
Homeowner
[REDACTED]
San Antonio, TX 78212
[REDACTED]

Jessica L. Anderson (OHP)

From: paula starnes [REDACTED]
Sent: Sunday, March 31, 2019 12:24 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Demolition request 430 and 434 E. Magnolia Ave.

I am writing in opposition to the request for demolition for the houses at 430 and 434 E. Magnolia Ave. I own my home at 219 E. Magnolia Ave. and have lived here for 29 years. I love the diversity of the housing and the people who live on my street.

Both houses have been occupied until this last month, which means these houses must be in fairly good shape. I don't understand why someone would want to tear them down.

I am concerned about what will replace these houses if demolition is approved. I don't want single family houses replaced with multi-family housing. Particularly housing that does not reflect the look of our neighborhood.

As you are aware, Tobin Hill and other historic style neighborhoods are under siege from developers who would like to tear down perfectly good houses and build high density housing which is neither compatible with the neighborhoods nor affordable.

Your department is our first line of defense from demolition and development that is out of scale and out of touch. I am hoping you will protect us.

Paula Starnes

Jessica L. Anderson (OHP)

From: Rick Schell [REDACTED]
Sent: Tuesday, March 26, 2019 10:15 AM
To: Jessica L. Anderson (OHP); Roberto C. Trevino (City Council); Jay Podjenski (City Council); Denise Hernandez (City Council)
Subject: [EXTERNAL] Demolition Request 430 and 434 E Magnolia

Councilman and OHP,

I am writing today to OPPOSE the demolition of these properties. This is for several reasons.

- 1) The houses are occupied, in working order, contributing to the neighborhood, and are not in need of being demolished.
- 2) The demolition will purposely create empty lots within the residential core of our neighborhood.
- 3) The demolition will displace the residents currently living in the structures themselves.
- 4) The structures are contributing structures for a potential future historic district, as has been brought up in prior explorations of historic districts in the area.
- 5) There has been significant reinvestment in our neighborhood over the last several years, with homes being restored and improved upon. It is not unreasonable to explore and complete the same kind of improvements on these existing structures without demolishing them.

As I have said many times before, I am not opposed to instances of demolition or of development. Done correctly, development can re-vitalize an area. This is not an example of that kind of re-vitalization, and can actually be damaging to the surrounding community.

I ask for the Councilman's support in opposing this attempt at inappropriate development in our residential core of Tobin Hill.

Thank you.

Rick Schell, Resident
[REDACTED]

Jessica L. Anderson (OHP)

From: Ben Fairbank [REDACTED]
Sent: Monday, April 08, 2019 4:13 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Properties on Magnolia Ave. for which demolition permits have been requested

To: Jessica Anderson

From: Ben Fairbank, member of the Tobin Hill Community Association, Tobin Hill Resident

Subject: Opposition to Demolition of houses at 430 and 434 East Magnolia Ave.

April 8, 2019

This letter is in response to the request for demolition permits for the properties at 430 and 434 East Magnolia, Council District 1, San Antonio, filed on March 6, 2019 by David Davila, property owner. I have for eleven years owned a house in and lived in that house in the 200 block of East Magnolia and so might properly be considered a long-term neighbor of the properties in question.

I am strongly opposed to the issuance of demolition permits for the subject properties. East Magnolia Avenue from McCullough to Kings Court is a street characterized by the presence of older houses, modest in mien, well cared for, and possessing an appealingly simple architectural homogeneity that gives the street a quietly distinguished and unusual character. While I am perfectly aware that some properties are so dilapidated that there is no reasonable use for the property other than demolition, followed by starting from scratch with new building, that is not the case with the houses at 430 and 434 East Magnolia Ave. The houses, as they currently stand, contribute to the character and appeal of the neighborhood. They are attractive, unpretentious, and fit in well with the surrounding properties. Their demolition would be a loss to the entire street and would diminish the very aspects of East Magnolia Ave. that make it a desirable place to live.

If these houses should be offered for sale and no takers found at reasonable prices, then perhaps it would be appropriate to consider demolition, but that is most certainly not the case at the present time. The houses are a valuable (and valued) part of the neighborhood. Please join with those of us in Tobin Hill who think the houses are worthy of preservation.

Thank you for considering this statement.

Signed in the original copy,

Benjamin Fairbank

Jessica L. Anderson (OHP)

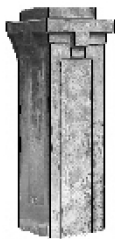
From: Larry Werline [REDACTED]
Sent: Thursday, March 14, 2019 11:05 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] 430 and 434 E. Magnolia Demolition

Jessica I am FOR Tearing down these older homes that are in disrepair and a health and safety concern for the Tobin Hill Community. 430 and 434 E. Magnolia are a serious eyesore and these homes are of no Historical Value or Character that would warrant preservation.

Larry Werline
[REDACTED]

Sent from [Mail](#) for Windows 10

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.
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confidential information.****



Beacon Hill Area Neighborhood Association

A NEIGHBORHOOD CONSERVATION DISTRICT
Beacon Hill Area Neighborhood Association is a non-profit (501c) (4)
Organization dedicated to neighborhood unity and revitalization*

April 29, 2019

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

Via email: Jessica.Anderson@sanantonio.gov

Re: **HDRC Case No.: 2019-220 &
HDRC Case No.: 2019-221
430 & 434 E. Magnolia Ave.**

Dear Commissioners,

The Beacon Hill Area Neighborhood Association Board has voted to support the request for landmark designation for the properties located at 430 and 434 E. Magnolia. It is the policy of our Board to support the preservation of legacy housing stock whenever possible within our own neighborhood association boundaries and to support other neighborhood associations with those mutual goals. Based on the supporting documentation, these homes are clearly contributing structures to the character and history of the neighborhood.

Tobin Hill is one of the oldest neighborhoods in the city and contains many historical treasures embodied in its buildings and its people. In accordance with the SA Tomorrow Comprehensive Plan, the preservation of existing neighborhoods is an important piece of the city's growth plan.

We appreciate the need for infill housing, but do not agree that demolishing existing housing to create new housing is always the best path and we respectfully request that you recognize the Tobin Hill neighbors, the Tobin Hill Community Association and staff's support for a finding of historic significance.

Sincerely

Beacon Hill Area Neighborhood Association Board

Daniel Hubbeling, President
Lola Rodriguez, Vice President
Greg Luna, Treasurer
Cynthia Spielman, Secretary
Cosima Colvin, Director
Jordan Ghawi, Director
Lisa Kay Valle, Director



LAVACA NEIGHBORHOOD ASSOCIATION

*Proudly Serving San Antonio's Oldest
Residential Neighborhood*

P.O. BOX 831274 | SAN ANTONIO, TEXAS, 78283

PRESIDENT@LAVACA.NET | WWW.LAVACA.NET

April 29, 2019

Officers and Directors

President
Cherise J. Rohr-Allegrini

Office of Historic Preservation
1901 S. Alamo St
San Antonio, TX, 78204

Vice President
Sarah Sorenson

RE: 430 and 434 E. Magnolia

Secretary
Karen Glenney

I am writing on behalf of the Lavaca Neighborhood Association and the Lavaca Historic District to SUPPORT historic designation for the homes located at 430 and 434 E. Magnolia St.

Treasurer
Vik Gudi

Being part of an historic district, we recognize the value and importance of preserving our historic structures. These homes not only reflect the architectural history of the neighborhood, but also the character of the community. Once lost, they can never be replaced.

Communications
Douglas Mendizábal

Zoning & Historic
Preservation
Darryl Ohlenbusch

We hope that the Historic Design and Review Commission will designate these properties historic to preserve and protect our past so future generations can share it.

Membership Director
Laurel Smyth

Sincerely,

Planning
Nick Melde

A handwritten signature in dark ink, appearing to read "Cherise", followed by a long, horizontal, slightly wavy line.

Parking & Public Safety
Billy Lawrence

Cherise Rohr-Allegrini
President

Southtown Business
Owner
Billy Lambert

At-Large Member
Nataly Jennings



TOBIN HILL

COMMUNITY ASSOCIATION

Board of Directors:

Cody Doege, President

Michael Cepek, Member

Frederica Kushner, Member

Anisa Schell, Secretary

Malcom Hartman, Treasurer

Larkin O'Hern, Vice-President

Blayne Tucker, Member

Statement of the Tobin Hill Community Association

HDRC Case No.: 2019-220

**Request: Request for review for landmark eligibility of
430 E. Magnolia Ave., The Northway House**

Historic and Design Review Commission

May 1, 2019

Legal Desc.: NCB 861 BLK LOT 15 & N92.28 FT OF WS FT OF 16 EXC S92.28 FT OF E5 FT OF 15
[shortened to LOT 15, BLOCK 2, NCB 861]

The house at 430 E. Magnolia was built in 1895. The Northway family was dealing in real estate since at least 1890. They eventually owned most of the lots on the south side of E. Magnolia (originally called Rural), and in the surrounding area. In 1894 T.H. Northway obtained a permit to build on McCullough Ave., which was the nearest cross street. The area didn't show up on Sanborn Fire Insurance maps until 1912. But by 1906, T.H. Northway owned the property at what was then 320 Rural Ave., now 430 E. Magnolia Ave. He and his wife Eva raised their family on E. Magnolia. It was across the street from a school; and there was another school a couple of blocks down the street. Thomas H. Northway died sometime between 1930 and 1932. And, in 1934, Eva died; but not before she and the rest of the family sold 430 E. Magnolia to daughter Inez Northway Thurman. The property stayed in the Thurman/Northway family until, in 2003, when it was sold to the present owner, Michael Davila. Over the years it has undergone changes: the front porch has been altered; windows have been replaced; there was probably a fire. But it exhibits the same footprint that it did on the 1912 Sanborn map. It has been a contributing part of the neighborhood for at least 100 years, owned by the same family from 1895 until 2003.

The Tobin Hill Community Association believes that this house deserves landmark status. It is part of the history and heritage of a very old neighborhood. Many other houses on Magnolia Ave. have been renovated and preserved. The Northway House deserves the same. We agree with the OHP recommendation.

The Tobin Hill Community Association (THCA) is recognized by the City of San Antonio as the neighborhood organization representing Tobin Hill. Its mission is to facilitate implementation of the Tobin Hill Neighborhood Plan; protect the Tobin Hill Historic District and other historic buildings; and improve quality of life through the collaboration of those who live, work, and contribute to the social fabric in Tobin Hill. Its membership is open to all home owners, renters, and businesses.

Thank you for your time and consideration.

Submitted by Frederica Kushner
Tobin Hill Community Association



TOBIN HILL

COMMUNITY ASSOCIATION

Board of Directors:

Cody Doege, President

Michael Cepek, Member

Frederica Kushner, Member

Anisa Schell, Secretary

Malcom Hartman, Treasurer

Larkin O'Hern, Vice-President

Blayne Tucker, Member

Statement of the Tobin Hill Community Association

HDRC Case No.: 2019-221

**Request: Request for review for landmark eligibility of
434 E. Magnolia Ave., The Northway House Accessory Structure**

Historic and Design Review Commission

May 1, 2019

Legal Description: NCB 861 BLK LOT 16 & S92.28 FT OF E5 FT OF 15 EXC N92.28 FT OF W5 FT OF 16

The small two-story building at 434 E. Magnolia was originally on the same lot as 430 E. Magnolia. According to Bexar County records, the house was built in 1945; and that appears to be accurate. The 1931 Sanborn map of the lot shows the house at 430 E. Magnolia with no building in the south east corner. But the 1951 Sanborn shows two house numbers: 430 and 434 sharing the same lot on E. Magnolia: the house on the western side of the lot and two small buildings on the eastern side. In the 1946 City Directory, Fred B. Hargis is listed as the resident, but not the owner of 434 E. Magnolia. It is reasonable to believe that the present building is the one on the 1951 Sanborn map, Mr. Hargis' residence, built in 1945. The division into two lots must have occurred sometime after 1951.

The Sanborn maps show that this building has always been associated with the Northway House at 430 E. Magnolia and the Northway family. It enjoys the same long heritage, which gives it value to the neighborhood. The building has probably been altered, but has been lived in and kept up over the years. It is not a detriment to the neighborhood.

The Tobin Hill Community Association recommends that 434 E. Magnolia Ave., in addition to its companion property, be made eligible to become an historical landmark

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Thank you for your time and consideration.

Submitted by Frederica Kushner
Tobin Hill Community Association