

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2021-009
ADDRESS: 1206 W AGARITA AVE
LEGAL DESCRIPTION: NCB 1806 BLK 21 LOT 1, 2, 3, 4, 5 & 6
ZONING: R-6, NCD-5
CITY COUNCIL DIST.: 1
APPLICANT: OFFICE OF HISTORIC PRESERVATION
OWNER: Sale Smart Homes Inc.
TYPE OF WORK: Recommendation for Historic Landmark Designation

REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 1206 W Agarita.

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.

FINDINGS:

- a. On November 4, 2020, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 1206 W Agarita. On December 17, 2020, City Council approved Resolution 2020-12-17-0057R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation is required from the HDRC.
- b. 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.
- c. City Council has the ultimate authority to approve the historic designation zoning overlay. A recommendation from HDRC will be forwarded to City Council.
- d. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends that the Historic and Design Review Commission recommend approval of historic landmark designation of 1206 W Agarita based on finding a.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



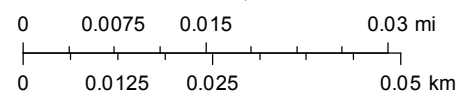
October 28, 2020

drawGraphics_poly



User drawn polygons

1:1,000



RESOLUTION **2020-12-17-0057R**

TO INITIATE HISTORIC LANDMARK DESIGNATION FOR 1206 W. AGARITA, LOCATED IN CITY COUNCIL DISTRICT 1, AND TO WAIVE APPLICATION FEES TOTALING \$842.70.

* * * * *

WHEREAS, the City's historic preservation program is designed to preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which impart a distinct aspect to the city and serve as visible reminders of the city's culture and heritage; and

WHEREAS, on November 4, 2020, the Historic and Design Review Commission approved the finding of Historic Significance and recommended approval to initiate the Historic Landmark designation for 1206 W. Agarita, located in the Beacon Hill neighborhood conservation district of City Council District 1; and

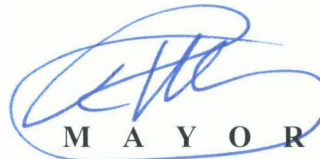
WHEREAS, City Council seeks to initiate historic landmark designation of 1206 W. Agarita, San Antonio Texas in accordance with Texas Government Code Chapter 211 and City Code of San Antonio, Texas, Chapter 35, Unified Development Code; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. City Council hereby directs city staff to initiate historic landmark designation of the property located at 1206 W. Agarita, San Antonio Texas 78201, and waive all related application fees, totaling \$842.70.

SECTION 2. This Resolution shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.



PASSED AND APPROVED this 17th day of December 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney 



City of San Antonio

City Council

December 17, 2020

Item: 28

File Number: 20-7058

Enactment Number:

2020-12-17-0057R

Resolution to initiate historic landmark designation for 1206 W Agarita and waive application fees totaling \$842.70. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2021 Adopted Budget. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

November 4, 2020

HDRC CASE NO: 2020-472

ADDRESS: 1206 W AGARITA AVE

LEGAL DESCRIPTION: NCB 1806 BLK 21 LOT 1, 2, 3, 4, 5 & 6

APPLICANT: Cynthia Spielman/Beacon Hill Area Neighborhood Association - 15732 PO Box

OWNER: Sale Smart Homes Inc - 4104 Valleverde View

REQUEST:

The applicant requests a review of historic significance for the property at 1206 W Agarita.

FINDINGS:

- a. On August 31, 2020, a demolition application was submitted to the Office of Historic Preservation by Juan Pina on behalf of the property owner of the structure at 1206 W Agarita, located in the Beacon Hill neighborhood conservation district (NCD-5) of District 1. OHP staff notified the Beacon Hill Area Neighborhood Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455.
- b. On September 29, 2020, Cynthia Spielman submitted a request for review of historic significance of the structure at 1206 W Agarita on behalf of the Beacon Hill Area Neighborhood Association.
- c. On October 8, 2020, the owner withdrew the demolition application for 1206 W Agarita.
- d. **DEMOLITION AND DESIGNATIONS COMMITTEE:** The Demolition & Designation Committee (DDC) held a virtual site visit on October 27, 2020. Notes are included in the case file.
- e. **HISTORIC CONTEXT:** The property at 1206 W Agarita is a single-story, front-gabled Craftsman residence built in 1921 for the Tassos Family. Sale Smart Homes Inc currently owns the property. Charles and Gus Tassos were members of San Antonio's "Greek colony" who emigrated to the US from Greece. In 1921, they and their wives Edith and Marguerite jointly bought the lots at and built homes on 1200 and 1206 W Agarita; both homes are extant and are slightly different versions of a front-gabled Craftsman residence. Charles and Edith lived at 1200, while Gus and Marguerite lived at 1206. They were proprietors of several restaurants in San Antonio from the 1920s through at least the 40s: two locations of the Mecca Café, Blackstone Cafeteria, Terminal Coffee Shop, and the Arch Café. Additionally, Charles was a trustee and founding member of St Sophia Greek Orthodox Church, established c 1924. In 1923, Gus and Marguerite had a son, Damon Gus Tassos. Damon played in the NFL for the (Boston) Yanks, the Detroit Lions, and the Green Bay Packers. The property at 1206 W Agarita stayed in the Tassos Family until 1977, when Gus passed away.
- f. **SITE CONTEXT:** The property at 1206 W Agarita is a single-story, front-gabled Craftsman residence built in 1921. It is located in the Beacon Hill neighborhood conservation district (NCD-5) of City Council District 1. It is located on a block bound to the north by W Agarita Ave, the east by Capitol Ave, the south by W Mulberry Ave, and the west by railroad tracks and a commercial building addressed 3031 IH 10 W. The immediate area is largely residential; the neighborhood is bound to the west by Interstate Highway 10/McDermott Freeway
- g. **ARCHITECTURAL DESCRIPTION:** The primary roof form is end-gabled with wide eaves, with a second separated clipped-gable roof over the front porch; both are clad in asphalt shingle. The separated roof over the porch as wood brackets and a false window flanked by attic vents centered below the clipped gable. The porch roof has extended and elaborated tails on its fascia. The primary roof form has visible rafter tails on the west side of the

house; the rafter tails on the east side are hidden by a gutter. The house is clad in wood clapboard with square wood columns on the porch. It has a set of concrete steps leading to the wood-framed, full-length front porch, which wraps around the northeast corner of the house. Where they remain, windows are one-over-one with vinyl window sashes and false muntins. The cedar pier-and-beam foundation is visible where the skirt has been removed. There is a detached, side-gabled board-and-batten structure in the southwest corner of the parcel. There is a rustic stone shrine in the front yard near the northwest corner of the porch. Character-defining features of 1206 W Agarita include the end-gabled roof form with separate clipped-gable roof over porch, wraparound full-width porch with wood columns, brackets below clipped-gable roof over the porch, wide eaves, exposed rafter tails where present, extended and elaborated tails on porch roof fascia, and stone shrine near northwest corner of the porch in the front yard.

h. 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; the home was built for the Tassos Family, proprietors of a number of restaurants in San Antonio and early and active members of the city's Greek community.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the structure is an example of a front-gabled Craftsman residence.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the structure is next door to another front-gabled Craftsman residence at 1200 W Agarita, also built for the Tassos Family. Brothers Charles, Gus, and their wives jointly purchased lots and built the homes for their families. Additionally, the property is also located in an area staff has identified as an eligible local historic district. Were the neighborhood to choose district designation, this property would be considered contributing.

i. 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.

j. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff agrees with the applicant that the property is eligible for local historic landmark designation and recommends that the Historic and Design Review Commission issue a Finding of Historic Significance for 1206 W Agarita and recommend that City Council initiate the rezoning process based on findings a through g.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 1206 W Agarita

1. Application Details

Applicant: Beacon Hill Area Neighborhood Association

Type: Request for Review of Historic Significance

Date Received: 29 September 2020

2. Findings

The property at 1206 W Agarita is a single-story, front-gabled Craftsman residence built in 1921¹ for the Tassos Family. Sale Smart Homes Inc currently owns the property. The property is located in the Beacon Hill neighborhood conservation district (NCD-5). Charles and Gus Tassos were members of San Antonio's "Greek colony"² who emigrated to the US from Greece.³ In 1921, they and their wives Edith and Marguerite jointly bought the lots at and built homes on 1200 and 1206 W Agarita;⁴ both homes are extant and are slightly different versions of a front-gabled Craftsman residence. Charles and Edith lived at 1200, while Gus and Marguerite lived at 1206.⁵ They were proprietors of several restaurants in San Antonio from the 1920s through at least the 40s: two locations of the Mecca Café, Blackstone Cafeteria, Terminal Coffee Shop, and the Arch Café.⁶ Additionally, Charles was a trustee and founding member of St Sophia Greek Orthodox Church, established c 1924.⁷

In 1923, Gus and Marguerite had a son, Damon Gus Tassos.⁸ Known as The Greek, Damon played in the NFL for the Boston Yanks, the Detroit Lions, and the Green Bay Packers.⁹ Before his professional career, Damon played for San Antonio's Thomas Jefferson High School,¹⁰ and then played football and threw shot put for Texas A&M University.¹¹ He was an All-Southwest Conference football guard in 1944, and was inducted into the Texas A&M Athletic Hall of Fame in 1977.¹²

¹ Bexar County Clerk (web site). Builders and Mechanics Lien: C. D. Tassos, et al, to Mission Lbr. Co. of San Antonio, Tex., 6 June 1921. ML N, vol. 43, page 157. Accessed 23 October 2020.

² "Greeks Conclude Easter Services." *San Antonio Express*, Sunday Morning, 25 April 1927, p. 4.

³ 1930 Census, 1206 W Agarita, San Antonio, Texas.

⁴ Bexar County Clerk (web site). Builders and Mechanics Lien: C. D. Tassos, et al, to Mission Lbr. Co. of San Antonio, Tex., 6 June 1921. ML N, vol. 43, pp. 157 (1200 W Agarita) and 159 (1206 W Agarita). Accessed 23 October 2020.

⁵ San Antonio City Directory, 1922, p. 35.

⁶ San Antonio City Directory, 1922, p. 829; 1924, p. 920; 1931, p. 915; 1940, p. 862.

⁷ "San Antonio Greeks Will Build Church." *San Antonio Light*, Sunday, 10 August 1924, part 2, page 7.

⁸ Find A Grave (web site). Damon Gus Tassos, 1923-1921. Accessed 23 October 2020.

<https://www.findagrave.com/memorial/127054431/damon-gus-tassos>.

⁹ Pro Football Archives (web site). Damon Tassos. Accessed 27 October 2020.

<https://www.profootballarchives.com/playert/tass00200.html>

¹⁰ "T.M.I. Panthers Beat Jeff Ponies 25 to 0." *San Antonio Express*, Friday Morning, 11 November 1938, p. 14.

¹¹ Texas A&M Athletic Hall of Fame (web site): Damon Tassos. Accessed 27 October 2020.

<https://12thman.com/honors/texas-am-athletic-hall-of-fame/damon-tassos/229>.

¹² Ibid.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Edith passed away in 1922,¹³ shortly after the families moved into their new homes on W Agarita. Charles subsequently joined his brother and sister-in-law at 1206 W Agarita by 1927,¹⁴ and 1200 became a rental income property for the family.¹⁵ The property at 1206 W Agarita stayed in the Tassos Family until 1977, when Gus passed away and it was sold by the executrix of his estate, his wife Marguerite.¹⁶

The subject property and its sibling at 1200 W Agarita retained their original footprint from at least 1931¹⁷ until between 1966 and 73, when a rear addition to 1206 W Agarita appears on historic aerials. By 1995, another addition appears on the southwest corner of the subject property, and the carport (recently removed) appears on the west side of the structure by 2004.¹⁸ The separate gabled element over the front full-width porch is characteristic of the front-gabled subtype of Craftsman architecture.¹⁹

The house also features a stone shrine to the Virgin Mary in the front yard near the northwest corner of the parcel. Commonly found in yards on San Antonio's south and west sides, "the shrines often serve as miniature chapels or grottoes" that "give thanks for [the Virgin Mary's] blessings" or "serve as proud displays of their owners' faith."²⁰ There is also a detached, side-gabled, board-and-batten structure in the southwest corner of the parcel that does not appear on Sanborn maps. Further research may reveal when the shrine and rear structure were added to the property.

3. Architectural Description

The property at 1206 W Agarita is a single-story, front-gabled Craftsman residence built in 1921. It is located in the Beacon Hill neighborhood conservation district (NCD-5) of City Council District 1. It is located on a block bound to the north by W Agarita Ave, the east by Capitol Ave, the south by W Mulberry Ave, and the west by railroad tracks and a commercial building addressed 3031 IH 10 W. The immediate area is largely residential; the neighborhood is bound to the west by Interstate Highway 10/McDermott Freeway. The lot immediately west of the subject structure has no standing structures and is almost completely paved. There is a CMU wall separating the parcel for 1206 W Agarita and the adjacent paved lot; the concrete driveway runs from the street and between the west elevation of the house and the CMU wall. There is a chain link gate running from the northwest corner of the front porch to meet the CMU wall. The divorced sidewalk sits about 10-15 feet from the right-of-way; there are two old-grown threes in the easement. A path leads from the street, over the sidewalk, and to the front steps of the subject structure.

The primary roof form is end-gabled with wide eaves, with a second separated clipped-gable roof over the front porch; both are clad in asphalt shingle. The separated roof over the porch has wood brackets and a false

¹³ Find A Grave (web site). Edith Tassos, 1888-1922. Accessed 23 October 2020. <https://www.findagrave.com/memorial/50138346/edith-d-tassos>

¹⁴ San Antonio City Directory, 1927, p. 1067.

¹⁵ San Antonio City Directory, 1927, p. 1181.

¹⁶ Bexar County Clerk (web site). Transfer of Lien: Marguerite Tassos and Estate of Gus Tassos to Wm M Beuler et al. Deed book, vol. 8305, p. 228.

¹⁷ Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 1, sheet 100.

¹⁸ Historic Aerials (web site). 1206 W Agarita, San Antonio, Texas. Accessed 22 October 2020. [HistoricAerials.com](https://www.historicaerials.com).

¹⁹ McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Knopf, 2015, p. 571.

²⁰ Guzman, René A. "San Antonio's Virgin Mary front yard shrines part of Christian history of faith and devotion." *San Antonio Express-News*, 28 Sept 2020. Accessed 27 October 2020. <https://www.expressnews.com/lifestyle/article/San-Antonio-s-Virgin-Mary-front-yard-shrines-15598294.php>.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

window flanked by attic vents centered below the clipped gable. The porch roof has extended and elaborated tails on its fascia. The primary roof form has visible rafter tails on the west side of the house; the rafter tails on the east side are hidden by a gutter. The house is clad in wood clapboard with square wood columns on the porch. It has a set of concrete steps leading to the wood-framed, full-length front porch, which wraps around the northeast corner of the house. The main entry is located left of center, with a second door on the south side of the east part of the porch. This south wood door appears to be original. Four ganged windows are situated right of the front door. Windows on the other elevations appear either alone, in ganged pairs, or in ganged sets of four. Where they remain, windows are one-over-one with vinyl window sashes and false muntins. There is a door near the center of the west elevation. The cedar pier-and-beam foundation is visible where the skirt has been removed; some cedar piers have been replaced with milled wood. There is a detached, side-gabled board-and-batten structure in the southwest corner of the parcel.

There is a rustic stone shrine in the front yard near the northwest corner of the porch. A sheet of plexi protects the interior, and the outer edge of the front is decorated with colored tiles in a starburst pattern.

Character-defining features of 1206 W Agarita include:

- End-gabled roof form with separate clipped-gable roof over porch
- Wraparound full-width porch with wood columns
- Brackets below clipped-gable roof over the porch
- Wide eaves
- Exposed rafter tails where present
- Extended and elaborated tails on porch roof fascia
- Stone shrine near northwest corner of the porch in the front yard

4. Landmark Criteria

1206 W Agarita meets the following criteria 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;** the home was built for the Tassos Family, proprietors of a number of restaurants in San Antonio and early and active members of the city's Greek community.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the structure is an example of a front-gabled Craftsman residence.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the structure is next door to another front-gabled Craftsman residence at 1200 W Agarita, also built for the Tassos Family. Brothers Charles, Gus, and their wives jointly purchased lots and built the homes for their families. Additionally, the property is also located in an area staff has identified as an eligible local historic district. Were the neighborhood to choose district designation, this property 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 1206 W Agarita meets this threshold. Therefore, staff recommends a

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

finding of historic significance for the property at 1206 W Agarita. Further research may reveal additional significance associated with this property.

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



Primary/north elevation



Northwest oblique, showing primary/north and west elevations

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



Northeast oblique



Rear/south elevation with view of detached structure (photo submitted by applicant)

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



Rustic stone grotto located in the front yard

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

SAN ANTONIO GREEKS WILL BUILD CHURCH

Plans for the erection of a beautiful Greek church in San Antonio are nearing completion, and a board of trustees of the church buildings has been selected. A. Prattes, prominent locally in the real estate and restaurant business, is president of the board, while George Collins is vice president. A. Politis and A. Frank Petruzas are treasurer and bookkeeper, respectively. Other members of the board of trustees are: Charles Tassos, Savas Plainos, Savas Highland, Nick Stefanos, George Dunsdon, Drosos Drosinis, A. Nicklouson and L. Peters.

The church is to be built in the Byzantine style of architecture, with a basement in which Sunday school rooms will be set aside. To either side at the front two towers will be placed. In these towers will be a set of electrically operated chimes. Plans are to have the American national anthem played by the chimes in one tower, while from the other tower will float the strain of the Greek national anthem.

In the center, there is to be a larger tower with twelve windows representing the twelve apostles of Christ. There will be a large metal crucifix on top of the center tower. When the interior is completed, which will require two or three years, the church building will be beautiful both inside and outside. Mr. Prattes says. If plans are carried out the interior will contain a gallery of masterpieces of art.

Although the building is not to be large—as it will be but 40 by 100 feet, it will provide ample room for the Greek congregation here. The location has not been definitely selected. The funds are to be raised by personal contributions from the members, and those interested in the welfare of the church.

Greeks Conclude Easter Services

San Antonio's Greek colony Sunday afternoon concluded its observance of Easter. Joining in the service were a number of Greek families of Austin, San Marcos, Corpus Christi and other places in Southwest Texas.

On the Greek calendar Easter follows a week after Americans observe it. Thus, when the Catholics, Episcopalians and others were celebrating Easter on April 17 the Greeks were observing Palm Sunday which marked the opening of the celebration in the new Saint Sophia Greek Orthodox Christian Church at Jones Avenue and West Ashby Place. Through the week daily services were held, the most picturesque and solemn of which took place Friday night and described as "the burial of Christ." For this occasion the church had been elaborately decorated and a mound built within in which interment took place.

Saturday at midnight the ceremony of the resurrection was celebrated and immediately thereafter the Easter service was begun. Easter Sunday services took place Sunday afternoon

at 3 o'clock. In this service the Bible was read in English, Greek, and Syrian.

Formal dedication of the new church will not take place until a later date as a number of paintings for interior decoration are being made in Greece.

E. Panos is the minister of the church. Officers and trustees of Saint Sophia congregation are President, A. Prattes; vice president, George Collins; secretary, Frank Petruzas; treasurer, Charles Tassos; trustees, Charles Tassos, Savas Plainos, L. Peters, N. Stefanos, A. Nicklouson, L. Santikos, D. Drosos, G. Dunsdon.

ST. ANTH ROOF

OPEN FOR SEASON

Luncheon and
Dinner
Service

San Antonio Light, Sunday,
10 August 1924, part 2, page 7.

San Antonio Express, Monday Morning, 25 April 1927, p. 4.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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

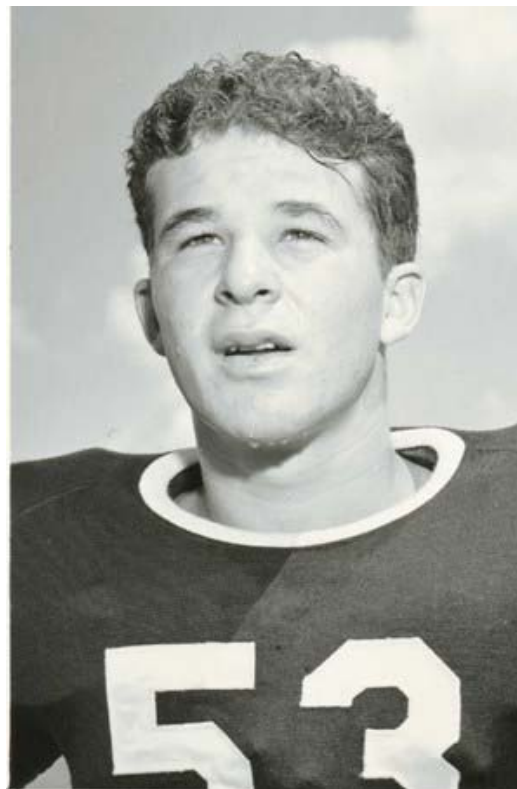


CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Damon Tassos, for two years a star center for the Jefferson Mustangs, was to serve as co-captain Thursday against Brackenridge. Tassos and Melchor Gonzales were elected co-leaders for the season recently.
--Light Staff photo.

*Damon Tassos at Jefferson High, 1940.
San Antonio Light, Thursday, 21 November 1940,
p. 5-B.*



*Damon Tassos, image from Texas A&M
Athletic Hall of Fame,
<https://12thman.com/honors/texas-am-athletic-hall-of-fame/damon-tassos/229>*

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



Wearing a Detroit Lion uniform, new Packer Guard Damon Tassos is shown in action above. He was obtained in a trade for Guard Merv Pregulman (inset).

*Image of Damon Tassos (large) and caption dated June 1947; original publication unknown.
Accessed 27 October 2020 at <http://www.packershistory.net/1947PACKERS.html>.*

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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

Bexar CAD

Property Search Results > 120863 SALE SMART HOMES INC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	120863	Legal Description:	NCB 1806 BLK 21 LOT 1, 2, 3, 4, 5 & 6
Geographic ID:	01806-021-0011	Zoning:	R-6 NCD-5
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	1206 W AGARITA AVE SAN ANTONIO, TX 78201	Mapsco:	582B8
Neighborhood:	BEACON HILL	Map ID:	
Neighborhood CD:	57023		

Owner

Name:	SALE SMART HOMES INC	Owner ID:	3232620
Mailing Address:	4104 VALLVERDE VIEW SAN ANTONIO, TX 78261	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

Values

(+) Improvement Homesite Value:	+	\$207,400	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$99,820	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$307,220	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$307,220	
(-) HS Cap:	-	\$67,839	

(=) Assessed Value:	=	\$239,381	

Taxing Jurisdiction

Owner: SALE SMART HOMES INC
% Ownership: 100.0000000000%

Total Value: \$307,220

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
06	BEXAR CO RD & FLOOD	0.023668	\$307,220	\$236,381	\$9.79	\$9.79
08	SA RIVER AUTH	0.018580	\$307,220	\$229,381	\$42.62	
09	ALAMO COM COLLEGE	0.149150	\$307,220	\$209,381	\$53.53	\$53.53
10	UNIV HEALTH SYSTEM	0.276235	\$307,220	\$229,381	\$633.63	
11	BEXAR COUNTY	0.277429	\$307,220	\$189,381	\$95.54	\$95.54
21	CITY OF SAN ANTONIO	0.558270	\$307,220	\$169,381	\$86.78	\$86.78
57	SAN ANTONIO ISD	1.502300	\$307,220	\$199,381	\$368.74	\$368.74
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$307,220	\$239,381	\$0.00	
Total Tax Rate:		2.805632				
Taxes w/Current Exemptions:					\$1,290.63	
Taxes w/o Exemptions:					\$8,619.46	

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1980.0 sqft	Value: \$197,210
------------------------	-------------	-------------	----	--------------	-------------	------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1945	1770.0
OP	Attached Open Porch	A - NO		1945	390.0
CP	Att Carport	A - NO		1945	952.0
LA1	Additional Living Area	A - WS		0	210.0
ENC	Enclosure	A - NO		0	63.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$10,190
------------------------	-------------	-------------	----	--------------	------	-----------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		1945	400.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.4477	19500.00	156.00	125.00	\$96,720	\$0
2	RES	R/1 Family not Farm Single	0.0143	625.00	10.00	125.00	\$3,100	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$207,400	\$99,820	0	307,220	\$67,839	\$239,381
2019	\$203,940	\$68,830	0	272,770	\$55,151	\$217,619
2018	\$178,260	\$68,830	0	247,090	\$49,255	\$197,835
2017	\$170,510	\$68,830	0	239,340	\$59,490	\$179,850

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/3/2020	ED	EXECUTOR'S DEED	GUERRERO RAYMOND R EST	SALE SMART HOMES INC			20200071613
2	3/31/2020	AFF	Affidavit	GUERRERO	GUERRERO			20200068258

RAYMOND &
ANDREA

RAYMOND R
EST

2021 data current as of Jan 11 2021 1:27AM.

2020 and prior year data current as of Jan 8 2021 5:27PM

**For property information, contact (210) 242-2432 or (210) 224-8511
or email.**

For website information, contact (210) 242-2500.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

9 November 2020

Sale Smart Homes Inc
4104 Valleverde View
San Antonio, Texas 78261

RE: Eligibility for Historic Designation for 1206 W Agarita Ave

To the owner of 1206 W Agarita:

Your property at 1206 W Agarita Ave has been identified by Historic and Design Review Commission as a significant historic structure and is eligible for local landmark designation. Local landmarks are properties that are recognized by the City of San Antonio for their architectural, historical, and/or cultural significance. By designating your property as a landmark, you will become eligible for historic tax incentives and will continue your stewardship of the significant historic property you own.

The Historic and Design Review Commission recommended a Finding of Historic Significance for this property to the City Council at their public meeting on November 4, 2020.

The property at 1206 W Agarita is a single-story, front-gabled Craftsman residence built in 1921 for the Tassos Family. Sale Smart Homes Inc currently owns the property. Charles and Gus Tassos were members of San Antonio's "Greek colony" who emigrated to the US from Greece. In 1921, they and their wives Edith and Marguerite jointly bought the lots at and built homes on 1200 and 1206 W Agarita; both homes are extant and are slightly different versions of a front-gabled Craftsman residence. Charles and Edith lived at 1200, while Gus and Marguerite lived at 1206. They were proprietors of several restaurants in San Antonio from the 1920s through at least the 40s: two locations of the Mecca Café, Blackstone Cafeteria, Terminal Coffee Shop, and the Arch Café. Additionally, Charles was a trustee and founding member of St Sophia Greek Orthodox Church, established c 1924. In 1923, Gus and Marguerite had a son, Damon Gus Tassos. Damon played in the NFL for the (Boston) Yanks, the Detroit Lions, and the Green Bay Packers. The property at 1206 W Agarita stayed in the Tassos Family until 1977, when Gus passed away. While research on the significance of each element is ongoing, this property meets landmark criteria 3, 5, and 13, as defined in the Unified Development Code (Section 35-607).

The City of San Antonio seeks to protect properties determined to be eligible for historic designation by providing temporary safeguards as soon as a determination of eligibility is made by the Historic Preservation Officer. Per UDC Section 35-453, this letter serves as official notice of eligibility, and thus the property is subject to interim design controls as defined in the UDC for the lesser of 180 days of this notification or action by City Council. During this period, if you wish to perform any work on the exterior of this property, written approval from the Office of Historic Preservation is required.

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

The next step is for City Council to consider whether to initiate landmark designation. The landmark designation process is defined by UDC Section 35-606 and requires a hearing by the Historic and Design Review Commission, the Zoning Commission, and City Council. Local landmarks receive an “H” zoning overlay and all exterior changes are subject to design review per the Historic Design Guidelines. The City of San Antonio offers a Substantial Rehabilitation Tax Incentive for work completed on local landmarks. OHP periodically offers rehabilitation for historic properties through programs such as S.T.A.R. and Rehabarama; visit our website at www.sapreservation.com or call our office at (210) 207-0035 to learn more.

OHP staff will help you navigate this process. Please reach out to case manager Jessica Anderson, jessica.anderson@sanantonio.gov or (210) 207-7984, if you have any questions about this notice or the case. We look forward to working with you to preserve this important cultural resource.

Sincerely,

Shanon Shea Miller
Director and Historic Preservation Officer
Office of Historic Preservation



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DDC SITE VISIT: 1206 W AGARITA

27 October 2020 | Call at 5 PM

Summary prepared by the Office of Historic Preservation's ScoutSA Program

Case History:

- Demolition request received 31 Aug 2020 (withdrawn by owner 8 Oct 2020)
- Request for Review of Historic Significance submitted by Beacon Hill Area NA 29 Sept 2020
- Scheduled for HDRC 4 Nov 2020

The property at 1206 W Agarita is a single-story, front-gabled Craftsman residence built in 1921 for the Tassos Family. Sale Smart Homes Inc currently owns the property. Charles and Gus Tassos were members of San Antonio's "Greek colony" who emigrated to the US from Greece. In 1921, they and their wives Edith and Marguerite jointly bought the lots at and built homes on 1200 and 1206 W Agarita; both homes are extant and are slightly different versions of a front-gabled Craftsman residence. Charles and Edith lived at 1200, while Gus and Marguerite lived at 1206. They were proprietors of several restaurants in San Antonio from the 1920s through at least the 40s: two locations of the Mecca Café, Blackstone Cafeteria, Terminal Coffee Shop, and the Arch Café. Additionally, Charles was a trustee and founding member of St Sophia Greek Orthodox Church, established c 1924. In 1923, Gus and Marguerite had a son, Damon Gus Tassos. Damon played in the NFL for the (Boston) Yanks, the Detroit Lions, and the Green Bay Packers. Before his professional career, Damon played high school football for Jefferson and college football for Texas A&M. Edith passed away in 1924, and Charles subsequently joined his brother and sister-in-law at 1206 W Agarita, and 1200 became a rental income property for the family. The property at 1206 W Agarita stayed in the Tassos Family until 1977, when Gus passed away.

The subject property and its sibling at 1200 W Agarita retained their original footprint from 1931 until between 1966 and 73, when a rear addition to 1206 W Agarita appears on historic aerials. By 1995, another addition appears on the southwest corner of the subject property, and the carport (recently removed) appears on the west side of the structure by 2004. The separate gabled element over the front full-width porch is characteristic of the front-gabled subtype of Craftsman architecture. The house also features a stone grotto/altar in the front yard. Further research may reveal the date this was added.

Eligible criteria under 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;** the home was built for the Tassos Family, proprietors of a number of restaurants in San Antonio and early and active members of the city's Greek community.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the structure is an example of a front-gabled Craftsman residence.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the structure is next door to another front-gabled Craftsman residence at 1200 W Agarita, also built for the Tassos Family. Brothers Charles, Gus, and their wives jointly purchased lots and built the homes for their families.

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



1206 W Agarita



1200 W Agarita

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



Original located at San Antonio Public Library Special Collections

1931 Sanborn Fire Insurance Map, vol. 1, sheet 100.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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

DDC Call and Virtual Site Visit

27 October 2020 | 5 PM

1206 W Agarita

Request for Review of Historic Significance

In attendance

- Commissioners: Jeff Fetzer, Anne-Marie Grube, Gabe Velasquez
- Owner/owner rep:
- Staff: jenny hay, Jessica Anderson
- Other: Andi Rodriguez (Centro)

Staff provided photos and videos of the interior and exterior of the subject structure along with a summary of staff's preliminary research prior to the meeting.

Hay: Owner was invited but did not confirm attendance.

Grube: But this is not owner-initiated, right?

Hay: Beacon Hill NA submitted the request for review. There was a demo request, but the property owner withdrew the request. Beacon Hill chose not to withdraw their request for review, which is the case we're talking about now. Will be on the Nov 4 agenda.

Fetzer: Does it meet at least three of the criteria?

Hay: The onus is on the applicant to prove that. From what we've seen so far, they identified three criteria, and the criteria they identified are supported in the historic record. We haven't finalized our recommendation yet, but it does appear the applicant has done the homework.

Grube: So we're reviewing historic significance, not demolition. I think your case is well-stated. There is an exact version of the house down the street. There are three criteria. Jeff, they are in the document in the link they sent us. [To staff] Do you think you'll find more?

Hay: We don't typically go further than three criteria since that's the threshold. We just look to see that there are three.

Velasquez: In reviewing the images, structure seems stable, that they've done work over time. Doesn't seem to be a good reason to tear it down. Has such character, very true. What happens when the applicant doesn't show? Does this go to the DRC?

Grube: The owner didn't initiate, so it doesn't matter if the applicant is here or not. OHP will move forward with the case. So the owner can come and speak, but will they only have three minutes?

Hay: They'll have more time. They aren't restricted to the short public comment period

Velasquez: Did the city issue dangerous premise or anything like that? Code compliance?

Hay: No. But DSD is working with the owner because they are doing work right now—DSD is working with them to get that work permitted. The owner initially filed for the demolition request, but withdrew, so there is no demolition request on the table right now. The work appears to be renovation work.

Fetzer: Do we know if the windows were original, and they took them out prematurely?

Anderson: Had vinyl windows when the current owner purchased it, but they were stolen, so what you see is quick remediation to close up.

Velasquez: The request on behalf of the NA is because they feared a demolition. But is it in an historic boundary?

Hay: It's in a neighborhood conservation district. It's not designated historic. I believe the initial concern came because of the demolition request, but the NA knows the demolition request was withdrawn but chose to move forward with their request.

Velasquez: Right now, if the property owner put in a window of their choice, they would be doing so within the boundaries of their rights?

Hay: Yes.

Velasquez: But they have to follow different regulations for historic, right?

Hay: If the commission finds it to be eligible, they have to follow the historic design guidelines.

Velasquez: Did the NA submit because they found out about a demolition, or did they just say it should be designated?

Hays: The application came from the NA after the demolition application, but I won't guess exactly what their motivation was. I want to clarify that bringing it forward for designation all was initiated by the NA. It was under review for demolition, but we hadn't made a determination.

Grube: [To Velasquez] I know where you're going, and I get it. We're only consider this for historic significance. What happens after?

Hay: If HDRC finds it eligible, it goes to City Council. City Council would choose whether to initiate designation.

Grube: So we're just recommending historic significance. We can't consider what the owner is doing, what the owner makes a year, whatever...really looking at whether the property has history, is it significant to the neighborhood or in the history of San Antonio. In City Council, they will consider the owner, they will consider all the other things. I think you may be touching on something that's out of our purview. I think Council will have to consider that.

Velasquez: Conservation districts are recommended for particular reasons, and they're sometimes economic. So the next level is what creates the conservation district because it is a downgrade from the historic designation. In an academic setting, when you discuss the urban fabric of an historic district and you downgrade to a conservation district, there's usually reasons for that. If by default, if this house is

significant, for any decision outside of demolition, then all of the houses are significant. But it's not an historic district, it's a conservation district, so it creates a philosophical problem. I understand where you're coming from, but we come from different perspectives, I think. And they're not tearing the house down. I wonder why the NA doesn't remove the request for designation because obviously something worked. The review, all demolitions go before OHP, it works. This is proof of it. They can still put an application for demolition. Is the NA here?

Hay: No. They weren't able to join us either. Any other questions we can answer?

Grube: Andi, I want to hear your opinion as a citizen.

Rodriguez: It's interesting coming forward as an NA—I keep thinking sometimes you go back to thinking if you're a property owner, those kinds of considerations. But for neighborhood associations, this is the fabric of your neighborhood. It's a pretty close-knit neighborhood. What Comm Velasquez said, being in an historic district, there's a lot of value in that. If something is historically significant, it should be pronounced as such. What is HDRC here to do? It's a tough one.

Grube: I value your opinion, and I agree with you. We're here to review historic significance. That's what we have to focus on, not who the owners are. City Council can consider more, whereas we have to look more with a preservation lens. City Council will do the right thing for the property.

Velasquez: To each his own. Preservation is a big thing all over the world. We do have to take into consideration all the things that drive real preservation. But I think so often the contradictions do come down to economics. I can't help but tell you how affected I've been by the Alamo. It depends on who's in charge, what's historic and what's not historic. If you're Native American in San Antonio, we do very little to talk about preservation and cultural significance. So in a neighborhood like this, you can look at OHP's discretion with respect to demolition—there is a rule that if a demolition will occur, it will go before OHP. OHP has the power to trigger these processes. Now, this is different. You have a NA bringing something before the commission they know is not up for demolition, and the fact they're a conservation district, how come the neighborhood association is not pushing for a historic district? Because they recognize the regulatory powers they will have to abide by.

Hay: I've had some conversations with them about this. First, this is a good line of questioning for the applicant. Second, there is quite a bit of debate about the questions that you're asking.

Velasquez: I'm not speaking about that. If the OHP has the discretion, all demolitions come before OHP. All demolitions. There's a reason why. So this is a case, to this point, the powers of OHP have in fact swayed the owner and the end result is the request for demolition was pulled. So now there's another side now, "Go in for the kill." I don't feel that way. The property owner has rights, too. They're not in an historic district. And sometimes it's wrong to weaponize the regulation. The reality is the building is there and the owner is working with DSD to get permits to do work. And you see the building, you see what they've done. They're working within the context of the NCD, not the historic district, that's an important detail. Without it being in an historic district, we can only talk about it in the context of a conservation district. And that's a fact.

Hay: And that's why this case is in front of you.

Velasquez: I understand that, but to say that the commission there to absolutely preserve things is a direct contradiction to what we're doing at the Alamo and at La Villita. It just means we have discretion. We take our wisdom collectively, apply it to the democratic process, and the majority wins. That's all. To say there's one position—you wouldn't need an HDRC if there was one position. OHP would do everything.

Rodriguez: Used to have these discussions when I was on the planning commission, and the chair would always start the discussions, "Commissioners we are here to advise on land use. Please, let's stay within our purview." We respected differences and opinions, but being a recommending body, it's of help to the council. The council makes the ultimate decision, weigh all the factors.

Velasquez: The City of San Antonio just passed an ordinance saying that race is a health crisis. And instead of that, they said that with respect to all commissions. We have to look at everything through that perspective—through an equity lens. Takes into consideration that this economically segregated city didn't just happen, we made it happen. Now one of the things that promotes economic segregation, not just in San Antonio but in the United States, are preservation districts. If they don't take into consideration the people, not the buildings. People have reasons that create adverse effects when we make decisions that don't take people into consideration.

Grube: So we need more women and more color on the commission, thank you.

Hay: Going to close unless there's something else to talk about related to the case. This one will come to you in November. Thank you all for being here.

Grube: Won't be in a meeting in November.

Materials Submitted by Applicant

Architectural Description

The single family structure addressed 1206 W Agarita Ave was constructed in approximately 1922. The structure is present on the 1911-1951 Sanborn Map. The home is designed in the Craftsman style, which characterizes this particular area of the Beacon Hill neighborhood. The house features a front double gable configuration, with a secondary gable with a jerkinhead covering the front porch supported by brackets. The porch is asymmetrical and wraps around on the east side of the front facade and is supported by simple square columns with a square capital and base. The structure is clad in woodlap siding, features ganged one over one windows, and a tapered concrete staircase leading to the front walkway. The staircase and porch railings appear to have been modified over time.

The character defining features of this home are the form; double front gable roofline with a jerkinhead over the front porch; and front porch configuration.

Occupant History

The 1911 Sanborn Map shows lots 1 – 4 (before the house was built) and is believed to be the vacant lots on the current parcel.

6-8-21 Recorded Construction contract and lien between Chas D., Edith D., Gus D. and Marguerite D. Tassos and Mission Lumber Co. for construction on lots 5 & 6.

12-12-67 Deed recording sale from Gus & Marguerite Tassos to Raymond and Andrea Guerrero lots 5&6

The Tassos family were and still are well known restaurateurs in San Antonio.

Gus Tassos (1893 - 1977) was an immigrant from Greece who was a restaurant proprietor and cafe owner.

<https://www.familysearch.org/tree/person/details/G38Y-BBJ>

https://www.findagrave.com/memorial/50138347/_

3-5-1915 Recorded Bill of Sale from Charles D. Tassos and John Paulos to Gus D. Tassos and James Paulos property known as Mecca Café at 118 E. Houston.

1925 Charles D Tassos was a partner in the Blackstone Cafeteria, later renamed to the Blackstone Cafe.

<https://cite.case.law/sw2d/8/222/>

Gus and Marguerite's son Wallace Tassos Wallace Tassos - (1929 - 2008)

owner of the Bean Pot Restaurant for over 40 years

Volunteer cook at the Rodeo

<https://texashistory.unt.edu/ark:/67531/metaph403628/m1/4/zoom/?q=Tassos&resolution=1&lat=2246.5&lon=820.4999999999997>

<https://www.legacy.com/obituaries/name/wallace-tassos-obituary?pid=120787758>

<https://www.legacy.com/obituaries/sanantonio/obituary.aspx?n=wallace-tassos&pid=120787758&fhid=15386>

<http://porterloring.tributes.com/obituary/show/Wallace-E.-Tassos-84626857>

William Tassos, son of Charles D. and Edith D. Tassos is a founder of The Barn Door restaurant.

<https://www.bizjournals.com/sanantonio/stories/2002/07/29/story5.html>

Damon Gus Tassos was a restaurateur and NFL football player. He owned Damon's on Austin Hwy. which later became The Bean Pot.

According to the 1940 census, **Damon Gus Tassos** lived in the home at 1206 W. Agarita with his parents Gus and Marguerite.

1940 Census - <https://familysearch.org/ark:/61903/1:1:K4W7-RCW>

Gus Tassos	Head	Male	44	Greece
Marguerite Tassos	Wife	Female	36	Texas
Helen Tassos	Daughter		Female 19	Texas
George Tassos	Son	Male	18	Texas
Damon Tassos	Son	Male	16	Texas
Wallace Tassos	Son	Male	10	Texas
Dorothy Tassos	Niece	Female	19	Texas

Damon Gus Tassos

Damon Gus Tassos was an NFL player from 1945-1949 for the Detroit Lions and the Green Bay Packers. He was known as "The Greek" during his sporting career.

https://www.profootballarchives.com/playert/tass00200.html?fbclid=IwAR15Yl4-dRJFVaLyucC7Vvi-oeDC2R5wgiFtr00jLmdqu2AXwvkJIfZR_o8

PACKERS TRADE PREGULMAN TO DETROIT FOR DAMON TASSOS, 5TH DRAFT CHOICE

JUN 12 (Green Bay) - The one player "I don't want to lose" today became the property of the Green Bay Packers. He is Damon Tassos, regular right guard for the Detroit Lions in 1945 and 1946, and the guy who didn't want to lose him is Gus Dorais, coach of the Lions. Tassos came to the Packers in a trade for Merv Pregulman, ex-Michigan star who expressed a desire to remain closer to home - East Lansing, where he and his father are in the furniture business. In addition, the Packers will receive Detroit's first choice in the National league player draft next December. Packer Coach Curly

Lambeau negotiated the trade with Fred Mandel, Detroit Lion owner, who had a special eye for Pregulman. However, Dorais, a keen judge of talent, hadn't heard of the trade until the contracts were switched via the NFL office. Dorais immediately telephoned the Packer office and remarked in part: "Tassos is one player I didn't want Mandel to trade." Gus was of the opinion that Mandel wanted Pregulman principally because of his drawing power in Detroit. The husky Jewish star captained Michigan and gained All-America honors in 1945. Known as "The Greek", Tassos is one of the four top linemen turned out at Texas A. and M. The others are Ernie Pannell, former Packer tackle; Marshall Robnett, Chicago Cardinal guard of 1939; and Monte Moncrief, new Packer guard and a former teammate of Tassos. In fact., Moncrief succeeded Tassos as Aggie captain in 1945 and 1946. The two were buddies at Texas A. and M. and Lambeau feels that they'll be making a rugged combination, although they'll be battling for the regular right guard assignments. Both were All-Americans. Twenty-three years old and a native of San Antonio, where he is a restaurant proprietor, Tassos came to the Packers' attention in four appearances against them in the last two years. The Greek stands 6-1 and weighs 225 pounds. He starred for the Aggies in the 1943 Orange Bowl game and was a member of the Chicago All-Star squad in 1945. He won track letters at Texas A. and M. in 1944 and 1945 as a weight man. The 26th Packer under contract, Tassos is the second newcomer obtained via the barter method. The other is Indian Jack Jacobs who came to Green Bay from Washington in exchange for halfback Bob Nussbaumer, who, incidentally, came with Pregulman from Michigan last year. Mandel's program of moving the University of Michigan into Briggs Stadium widened late this morning with word from Detroit that Paul White, Michigan halfback last year, has been signed to a Lion contract. In addition, two other Michigan stars, fullback Bob Westfall and end John Greene, had accepted terms for their fourth pro seasons. Another Michigan ace, tackle Bob Derleth, had previously signed a Lion contract. Dorais announced that he will alternate Pregulman at center with the veteran Frank Szymanski. Pregulman played center at Michigan but was converted to a guard in Green Bay.

https://en.wikipedia.org/wiki/Damon_Tassos?fbclid=IwAR2_XaodVuJHVkznSxEUnxgeuJujoDS2QxORnKHDbob1BOKsDEzQSqk6sAY

https://blogs.ancientfaith.com/behind-the-scenes/2016/09/24/discovering-life-facing-death/?fbclid=IwAR3o3DMCHVBgEHFoyIeegcLbyVloJNGkmGY_JqQ8iUTwdjYGvKR17K_42Xc

Cynthia Tassos Phillips says:

September 24, 2016 at 4:23 pm

Dear Kevin and family,

Warmest greetings in Christ!

My cousin sent me this link and it is almost identical to the feelings, shock and then journey with Christ with this awful disease.

My father, Damon Gus Tassos, a former Green Bay Packer had ALS and lived so long that the Mayo Clinic couldn't figure things out! He always told us to pray all day long. He did and not only did he walk me (or I walked him) down the aisle at our wedding in 1974, but he he also got to see his grandchildren grow up and traveled to his family homeland in Argos, Geece.

I will pray for you each day.

In Christ.

Love,

Cynthia Tassos Phillips

P.S.

I was on the board of the Central Texas ALS group and did advocacy for ALS in DC.

We are still family, touched by a tough disease.

Gus & Damon Tassos listed in the TX Institute of Cultures under heading “Greek”

<https://legacy.lib.utexas.edu/taro/utsa/00316/utsa-00316.html?fbclid=IwAR3Mhi-Wbgo-7RjKrVnOsIKJ4DZaWronJ4hRz8tzA6MKNWNPsqzIrR7Efwc>

Beacon Hill Neighborhood History

According to the Beacon Hill Area Neighborhood Association website:

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

Alta Vista and Beacon Hill were among the first "modern" platted subdivisions developed in San Antonio. Alta Vista and Beacon Hill are actually the names of modern-day neighborhood associations. The original platted subdivisions within the boundaries of Alta Vista and Beacon Hill include Laurel Heights Addition, Treasure Hill, Fox's Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven and were developed over three decades from the early 1890s to the late 1920s.

According to newspaper archive research, the area where Beacon Hill is now located was originally platted by Nicholson, Furnish, and Smith in 1908 and was an addition to Fox's Beacon Hill, originally platted in 1907. Heavy advertisement in newspapers followed for the addition. The area was frequently referred to as the “Queen Suburb” in these advertisements. The land where 1206 W Agarita Ave is located is part of the originally platted Beacon Hill Addition subdivision.

Existing Conditions

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

The residential structures along W Agarita Ave between Blanco Rd and the highway are highly intact and retain a high degree of integrity that reflects the original platting of the neighborhood and the architectural style of the era of significance.

Criteria Met for Local Landmark Designation in San Antonio

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

Based on city directory and newspaper archive research, early longtime residents of this property, Gus and Damon Tassos, were significantly involved in their local community, and Damon Gus Tassos went on to have a career in the NFL. He returned to San Antonio to open a restaurant on Austin Hwy and became a coach at Alamo Heights Junior High. It also appears that he and his family were close to the Santikos family. Gus and Damon Tassos are listed in the Texas Institute of Cultures under the heading "Greek". Other members of the Tassos family have owned and operated The Bean Pot and The Barn Door restaurants as well as the Mecca Cafe and The Blackstone Cafeteria.

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

(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

The style of this structure is quintessentially Craftsman and retains a high degree of integrity of form, character, siting, and materiality. The architectural features of this home are valuable for the study of pre-Depression era suburban residential design in San Antonio, particularly the architectural elements that are also found in nearby neighborhoods that were platted and developed at a similar time, including Alta Vista, Monticello Park, and Woodlawn Terrace.

(11) It is distinctive in character, interest or value: strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas or the United States;

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

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

The land where 1206 W Agarita Ave is located is part of the originally platted Beacon Hill Addition subdivision with few intrusions.

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

EXECUTOR'S SPECIAL WARRANTY DEED

DATE: Effective April 3, 2020

GRANTOR: Alicia Guerrero Shomo, as Independent Executor of the Estate of Raymond R. Guerrero, Deceased

GRANTOR'S ADDRESS: 31846 Sunland, Fair Oaks Ranch, TX 78749

GRANTEE: Sale Smart Homes, Inc., a Texas corporation

GRANTEE'S ADDRESS: 4104 Valleverde View, San Antonio, TX 78261

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration.

PROPERTY:

Lots 1, 2, 3, 4, 5 and 6, Block 21, New City Block 1806, BEACON HILL ADDITION, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105. Pages 172-173, Deed and Plat Records of Bexar County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded as shown and/or stated on the subdivision plat recorded in/under Volume 105, Page(s) 172-173, Deed and Plat Records; and as recorded in/under Volume 3603, Page 1009 and Volume 6999, Page 1054, Real Property Records of Bexar County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
2. Easements, dedications, building lines and all other matters shown or stated on the plat of BEACON HILL ADDITION, recorded in/under Volume 105, Page(s) 172-173, Deed and Plat Records of Bexar County, Texas.
3. Terms, conditions, and stipulations contained in that certain Memorandum of Lease Agreement, recorded in Volume 3035, Page 1906, Real Property Records of Bexar County, Texas.

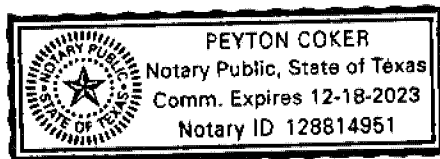
It is expressly agreed that the Grantor makes no warranty, either express or implied, as to the physical condition of the premises herein conveyed. Premises are conveyed in "AS IS CONDITION", after inspection of the premises by Grantee. Grantee acknowledges that he is not relying upon any representation, statement, or other assertion by Grantor with respect to the Property condition, but is relying upon its examination of the Property. This provision is part of the consideration for the execution of this Warranty Deed by the Grantor herein and such Warranty Deed would not be executed but for this provision. The recordation of this instrument by the Grantee, or anyone acting in his behalf, conclusively evidences the acceptance of this conveyance subject to the provisions of this paragraph.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by and through the undersigned, but not otherwise.

Alicia Guerrero Shomo as Independent Executor
Alicia Guerrero Shomo, as
Independent Executor of the
Estate of Raymond R. Guerrero,
Deceased

THE STATE OF TEXAS *
 *
COUNTY OF BEXAR *

This instrument was acknowledged before me on the 3rd day of April, 2020 by Alicia Guerrero Shomo, as Independent Executor of the Estate of Raymond R. Guerrero, Deceased .



Peyton Coker
NOTARY PUBLIC, STATE OF NEW TEXAS
PC

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20200071613

Recorded Date: April 06, 2020

Recorded Time: 12:58 PM

Total Pages: 3

Total Fees: \$30.00

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

**** Do Not Remove ****

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

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 4/6/2020 12:58 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk









