

**HISTORIC AND DESIGN REVIEW COMMISSION**  
**November 6, 2024**

**HDRC CASE NO:** 2024-358  
**ADDRESS:** 429 Harriman Place  
**LEGAL DESCRIPTION:** NCB 3487 BLK 4 LOT 14, 15,16, AND 17  
**ZONING:** R-4  
**CITY COUNCIL DIST.:** 5  
**APPLICANT:** Scott Allen  
**OWNER:** Scott Allen  
**TYPE OF WORK:** Historic Landmark Designation  
**CASE MANAGER:** Charles Gentry

**REQUEST:** The applicant is requesting a Historic Landmark Designation for 429 Harriman Place.

**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 or by City Council. Such landmarks shall bear the words "historic, landmark" (HL) in their zoning designation. 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 hearing regarding the designation by the historic and design review commission or zoning commission. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. Additionally, requests for designation by a property owner 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. **Initiation.**
  1. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a request for review of historic significance or evaluation for eligibility for historic landmark designation. Owner consent to initiate historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Requests for historic landmark designation may be requested by or with verified written consent of a property owner and shall be made on a form obtained from the city historic preservation officer. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. 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. Requests made by a person who does not represent the property owner may be made by submitting a Request for Review of Historic Significance. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Such request does not initiate the historic designation process or automatically result in interim controls. All applications shall be evaluated by the historic preservation officer and may be referred to the Historic and Design Review Commission for a Finding of Historic Significance in accordance with this section.
- g. **Decision.** A Finding of Historic Significance may be approved by the Historic Preservation Officer or by the historic and design review commission by a majority vote of members present. If approved, the Historic Preservation Officer will seek concurrence from the property owner. Property owners may verify or withdraw consent at any time during the designation process.
  1. All requests for a change in zoning to include a historic zoning overlay having either written,

verified owner consent or resolution by City Council to proceed with the historic landmark designation will be processed in accordance with 35-421.

2. If the subject property owner does not consent to the proposed designation, the Historic Preservation Officer shall request City Council resolution to initiate historic landmark designation.
3. To designate a historic landmark, the city shall obtain consent to the designation by the owner of the property or approval of designation by three-fourths (¾) vote of the Historic and Design Review Commission recommending the designation and a three-fourths (¾) vote by the City Council. If the property is owned by an organization that is a religious organization under Section 11.20, Tax Code, the property may be designated as a historic landmark only if the organization consents to the designation.
4. Upon passage of any ordinance designating a historic landmark, or removing 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). 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.**

**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;**

**8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**

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

## **FINDINGS:**

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure at 429 Harriman Place is a one-story dwelling, built circa 1916. Scott Allen currently owns the property. Located on the near south side of San Antonio, Collins Gardens is bounded primarily by Oriental Avenue on the north, Roslyn Avenue on the south, Nogalitos on the east, and Frio City Road on the West. The neighborhood is named for Captain F.F. Collins, a Texas pioneer who bought the farmland between Nogalitos and the Missouri-Pacific Railroad and built a house, which was later destroyed by fire. After Captain Collins' death the land was purchased by developer B.G. Irish and Company and platted in 1928. The Collins Garden neighborhood is comprised of three original plats: Collins Courts and Southolme, platted by Moore and Irish in 1913, and Collins Garden. 429 Harriman Place first appears in the 1918 City Directory as the home of Gussie and Albert J. Loehman, who worked as an operator for the Southwest Telephone Company. After retiring from the telephone company, Loehman served as president of the San Fernando Water Company for the last 20 years of his life, and owned the home until his death in 1974. He is interred in Sunset Memorial Park.
- c. **SITE CONTEXT:** The subject property is located in the Collins Gardens neighborhood, just north of U.S. Highway 90, and one block east of the Frio City Road commercial corridor. It is situated midblock on Harriman Place, between Marian Street and Frio City Road, just east of the Missouri-Pacific Railroad tracks, and two blocks south of the west end of Collins Gardens Park. The area is characterized by a mixture of Craftsman Bungalows and Folk Victorian homes. According to the 1924 Sanborn maps, this is one of the first six homes on this block of Harriman Place, which is in the area that became known as the San Fernando Addition. The original Collins Estate was situated nearby,

between the railroad tracks and the parks (where the San Antonio Police Department station is now located).

- d. **ARCHITECTURAL DESCRIPTION:** The subject property is a single-story Craftsman cottage built circa 1916, with a hipped, standing-seam metal roof with overhanging eaves, and a half-width front entry porch on the right side. There is a vented dormer on the front section of the roof, and the concrete front porch is supported by decorative wrought iron posts. There are two concrete steps leading up to the front porch, and two concrete steps into the front door on the left edge of the porch. A wooden wheelchair ramp has been added on the right edge of the porch, leading up from the concrete ribbon driveway. The left side of the front façade features a square single-sash window, and there is a paired set of single-sash windows above the porch. The left façade features a set of casement windows near the front façade, two sets of paired single-sash wood windows to the right of a wooden porch with wood railing and four steps, and a one-over-one wood window to the left of the porch. The canopy over the porch is supported by wooden triangle brackets. The right façade has three sets of paired single-sash windows, and a smaller one-over-one bathroom window. There is a rear addition on the northeast corner of the original plan, and there is a set of three single-sash windows on the rear façade of the extension. The walls of each façade are covered with wooden clapboard siding. The back yard is enclosed by chain-link fencing, and the left side of the property is enclosed by vertical wooden fencing, creating a dog run.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):

**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;** as an example of a 1910s Craftsman cottage.

**8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** as an early example of a Craftsman cottage that is representative of the Collins Gardens neighborhood.

**13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic, or cultural motif;** based on its location in the Collins Gardens neighborhood, which has been determined as a district eligible for National Register designation.

- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- g. If the HDRC approves the Historic Landmark Designation, then the recommendation for designation is submitted to the Zoning Commission. The Zoning Commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-608, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

**RECOMMENDATION:** Staff recommends approval of a Historic Landmark Designation of 429 Harriman Place based on findings a through e.



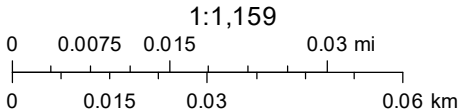
City of San Antonio One Stop



October 28, 2024

drawGraphics\_poly

User drawn polygons







# HISTORIC PRESERVATION

## Historic Assessment

**Property Address:** 429 Harriman Place

### 1. Application Details

Applicant: Scott Allen  
Type: Historic Landmark Designation  
Date Received: 11 October 2024

### 2. Findings

The structure at 429 Harriman Place is a one-story dwelling, built circa 1916. Scott Allen currently owns the property. The subject property is located in the Collins Gardens neighborhood, just north of U.S. Highway 90, and one block east of the Frio City Road commercial corridor. It is situated midblock on Harriman Place, between Marian Street and Frio City Road, just east of the Missouri-Pacific Railroad tracks, and two blocks south of the west end of Collins Gardens Park.

Located on the near south side of San Antonio, Collins Gardens is bounded primarily by Oriental Avenue on the north, Roslyn Avenue on the south, Nogalitos on the east, and Frio City Road on the West. There is also a small, triangular portion of the neighborhood extending north from Oriental Avenue bounded by Floyd Avenue and Interstates 35 and 10 (formerly Hale Avenue). The neighborhood is named for Captain F.F. Collins, a Texas pioneer who bought the farmland between Nogalitos and the Missouri-Pacific Railroad and built a house, which was later destroyed by fire. After Captain Collins' death the land was purchased by developer B.G. Irish and Company and platted in 1928. The Collins Garden neighborhood is comprised of three original plats: Collins Courts and Southolme, platted by Moore and Irish in 1913, and Collins Garden. The area is characterized by a mixture of Craftsman Bungalows and Folk Victorian homes. According to the 1924 Sanborn maps, this is one of the first six homes on this block of Harriman Place, which is in the area that became known as the San Fernando Addition. The original Collins Estate was situated nearby, between the railroad tracks and the parks (where the San Antonio Police Department station is now located).

429 Harriman Place first appears in the 1918 City Directory as the home of Gussie and Albert J. Loehman, who worked as an operator for the Southwest Telephone Company. After retiring from the telephone company, Loehman served as president of the San Fernando Water Company for the last 20 years of his life, and owned the home until his death in 1974. He is interred in Sunset Memorial Park.

Scott Allen purchased the property in April 2022.

### 3. Architectural Description

The subject property is a single-story Craftsman cottage built circa 1916, with a hipped, standing-seam metal roof with overhanging eaves, and a half-width front entry porch on the right side. There is a vented dormer on the front section of the roof, and the concrete front porch is supported by decorative wrought iron posts. There are two concrete steps leading up to the front porch, and two concrete steps into the front door on the left edge of the porch. A wooden wheelchair ramp has been added on the right edge of the porch, leading up from the concrete ribbon driveway.

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## HISTORIC PRESERVATION

The left side of the front façade features a square single-sash window, and there is a paired set of single-sash windows above the porch. The left façade features a set of casement windows near the front façade, two sets of paired single-sash wood windows to the right of a wooden porch with wood railing and four steps, and a one-over-one wood window to the left of the porch. The canopy over the porch is supported by wooden triangle brackets. The right façade has three sets of paired single-sash windows, and a smaller one-over-one bathroom window. There is a rear addition on the northeast corner of the original plan, and there is a set of three single-sash windows on the rear façade of the extension. The walls of each façade are covered with wooden clapboard siding. The back yard is enclosed by chain-link fencing, and the left side of the property is enclosed by vertical wooden fencing, creating a dog run.

Character-defining features of 429 Harriman Place include:

- Metal roof with overhanging eaves and vented dormer
- Half-width front porch
- Wooden clapboard siding

#### 4. Landmark Criteria

The property meets six criteria under UDC 35-607(b):

- **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;** as an example of a 1910s Craftsman cottage.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** as an early example of a Craftsman cottage that is representative of the Collins Gardens neighborhood.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** based on its location in the Collins Gardens neighborhood, which has been determined as a district eligible for National Register designation.

#### 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 429 Harriman Place meets this threshold. Further research may reveal additional significance associated with this property.



# HISTORIC PRESERVATION



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*1. 429 Harriman Place – Front façade*

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## HISTORIC PRESERVATION



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*2. 429 Harriman Place – Right façade (East)*

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## HISTORIC PRESERVATION



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*3. 429 Harriman Place – Northwest oblique*

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## HISTORIC PRESERVATION



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*4. 429 Harriman Place – Rear*

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## HISTORIC PRESERVATION



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*5. 429 Harriman Place – Wheelchair ramp detail*

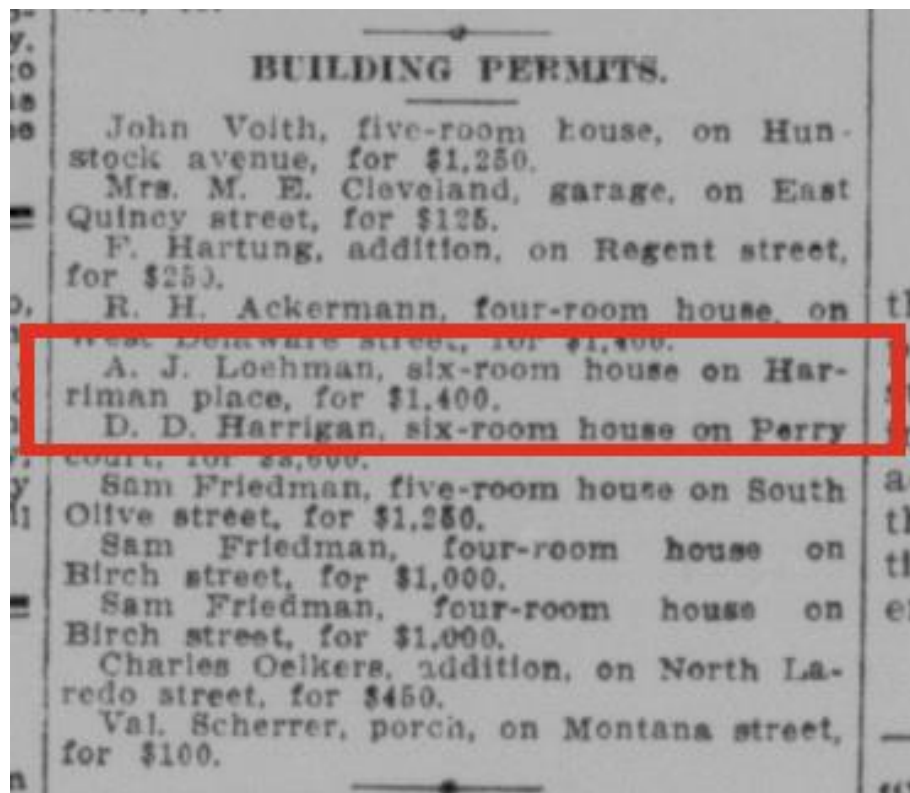
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## HISTORIC PRESERVATION



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7. *San Antonio Light* (March 5, 1916), pg. 11

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## HISTORIC PRESERVATION

### BUILDING PERMITS

Six building permits for new construction worth \$1,174 were issued Friday at the city building inspector's office. They follow:

S. Cora Anderson, repairs, Warren Street, \$75.

Otto A. Tatsch, remodeling, West Lullwood Avenue, \$400.

A. L. Copeland, repairs, Cincinnati Avenue, \$150.

Dolores H. de Saenz, repairs, Monterrey Street, \$105.

Sam Granato, repairs, West Johnson, \$350.

A. J. Loehman, shed, Harriman Street, \$94.

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*8. San Antonio Express (March 12, 1932), Pg. 14*

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## HISTORIC PRESERVATION

### RESIDENCES FLOODED

A roaring torrent leaped the banks of an artificial creek in a small neighborhood on Monroe and Parker streets, near South Presa and East Mitchell streets, flooding residences, leveling fences, and drowning hundreds of chickens and pigeons.

Between eight and nine feet deep, the churning flood waters washed up fence posts which were three and four feet in the ground, according to Joseph A. Buckholdt, 147 Monroe street. At his home alone, Buckholdt said, 100 chickens were drowned. Residents also lost scores of pigeons, he reported.

Heavy hail bombarded scores of houses in a 10-block area in San Fernando and Collins Gardens additions for 20 minutes, inflicting severe damage to roofs.

### BIG HAIL STONES

A. J. Loehman, 429 Harriman place, reported the brunt of the damage was borne by homes on Taft boulevard and Harriman, Kirk, Thompson, and Barrett places.

The hail stones were the size of goose eggs, Loehman said, and covered the ground. Trees and other vegetation were almost denuded.

The rainfall was apparently centered on downtown San Antonio. Kelly field, to the south, reported a 2.66-inch rain and Randolph field, to the northeast, only a .75 inch





## HISTORIC PRESERVATION

### LOEHMAN

Albert J. Loehman, age 82, of 429 Korrigan Place, died Friday. He was a retired telephone pioneer and president of the San Fernando Water Co. for the past 20 years, and member of Bluebonnet Lodge No. 1219 A. F. & A. M. Survivors: Wife, Mrs. Gussie Loehman; sons, Roland A. Loehman, Keuslan, Berwin M. Loehman, Lloyd K. Loehman, both of San Antonio; sister, Larra O'Gay, Los Angeles, Calif.; 8 grandchildren; 4 great grandchildren; numerous nieces and nephews. Service Monday at 1 o'clock in the Colonial Chapel of the Porter Loring Mortuary, the Rev. Dan Delaplain officiating. Pallbearers: B. A. Loehman, Jr., Lloyd K. Loehman, Jr., Joel Loehman, Gaza Telle, Bill Zenigraff, Howard Loehman, Henry Loehman, Jan Loehman, Ronald E. Loehman. Those who desire may send memorial gifts to the charity of their choice. Interment in Sunset Memorial Park. Arrangements with

**Porter Loring**  
1101 McCULLOUGH 227-6121

**MATTHEWS**

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*10. San Antonio Express And News (April 7, 1974), pg. 58*

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