



# HISTORIC PRESERVATION

## Historic Assessment

**Property Address:** 911 West Agarita Avenue

### 1. Application Details

Applicant: Richard J. and Yvonne B. Davila  
Type: Historic Landmark Designation  
Date Received: 14 February 2024

### 2. Findings

The property at 911 West Agarita Avenue is a one-story Craftsman bungalow located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Richard and Yvonne Davila currently own the property. Beacon Hill evolved during San Antonio's first and greatest expansion, which began in the 1850s and continued with few interruptions until the Great Depression. The neighborhood grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park.

The subject property was built circa 1918, and was designed by architect Beverly Spillman, who designed many fine homes in San Antonio and was prominent throughout South Texas. He was the architect for numerous theaters in South Texas, the San Angelo Hotel, the East Wing of the San Antonio City Marketplace ("El Mercado"), and the General Office Building and Entry Gate for the San Antonio Portland Cement Company. He was the architect for the Alamo Methodist Church in the King William Historic District, the Spanish Mission style building at the corner of South Alamo and Wickes which is now listed on the National Register of Historic Places.

The address first appeared in the 1919 City Directory as the home of Rexford S. & Louise Cozby. Mr. Cozby practiced law in San Antonio for more than 50 years, and Mrs. Cozby was very active in local social life, serving in leadership roles for the Junior League and the Women's Club.

### 3. Architectural Description

The subject property is a south-facing house, situated near the southeast corner of a block bound to the north by West Summit Avenue, the east by Blanco Road, the south by West Agarita Avenue, and the west by Grant Ave. The block includes other one-story Craftsman and two-story Neoclassical residences. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon drives. The backyard is enclosed by a wooden privacy fence with a swinging gate at the end of the straight concrete driveway.

The subject property is a single-story Craftsman bungalow built circa 1918, with a low-pitched, hipped roof with composite shingles, wide overhanging eaves with exposed rafters, and a porte cochere covering the driveway adjacent to front porch. The front porch and driveway are covered by the rightmost gable, features square columns, and in the rear is a raised wooden deck with latticed skirting, wood railing, and a wood stairway with six steps.

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The front façade features a group of four single-sash wooden windows centered under the overhanging eave of the leftmost front-facing gable. The left façade includes three small single-sash wooden windows, a group of two small single-sash wooden windows, and centered group of two single-sash wooden windows. The right façade includes two groups of three single-sash wooden windows, and a smaller single-sash wooden windows in the center. The walls of each façade include distinctive wooden clapboard siding.

There is a small wooden storage shed with a side-gabled roof with composite shingles, located in the northwest corner of the lot.

Character-defining features of 911 West Agarita Avenue include:

- Low-pitched roof with overhanging eaves
- Exposed beams, rafters, and triangular braces
- Wooden clapboard siding
- Porte cochere covering driveway adjacent to front porch

#### 4. Landmark Criteria

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

- **4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;**
- **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;**

#### 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 911 West Agarita Avenue meets this threshold. Further research may reveal additional significance associated with this property.



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*1. 911 West Agarita Avenue – Front façade*

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# HISTORIC PRESERVATION



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*2. 911 West Agarita Avenue – Right side (East)*

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## HISTORIC PRESERVATION



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*3. 911 West Agarita Avenue – Left side (West)*

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## HISTORIC PRESERVATION



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*4. 911 West Agarita Avenue – Rear (North)*

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## HISTORIC PRESERVATION



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*5. 911 West Agarita Avenue –Storage shed*

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6. Sanborn Map (1931), Vol.1, Sheet 94

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