



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 1, 2023

HDRC CASE NO: 2023-407
ADDRESS: 930 W LULLWOOD AVE
LEGAL DESCRIPTION: NCB 3108 BLK 7 LOT 39, 40, 41 & 42, EXC NW TRI OF 41 & 42
APPLICANT: CORONADO BENJAMIN & BENAVIDES MIGUEL ANGEL - 930 WEST LULLWOOD AVE
OWNER: CORONADO BENJAMIN & BENAVIDES MIGUEL ANGEL - 930 WEST LULLWOOD AVE
REQUEST:

The applicant is requesting Historic Landmark Designation for the property at 930-934 W Lullwood Ave.

FINDINGS:

a. The request for landmark designation was initiated by the property owner.

b. **HISTORIC CONTEXT:** The structure at 930 West Lullwood Avenue is a one-story dwelling, built circa 1931. Benjamin Coronado & Miguel Angel Benavides currently own the property. 930 W. Lullwood Ave first appears in the 1934 City Directory as the home of Talbert T. and Ozie Ross. Theodore Tolbert ("Tollie") Ross (1889-1966) and Ozella ("Ozie") Alderman Ross (1892-1978) moved to San Antonio around 1915, and appeared in the 1918 City Directory as renters of a rear unit at 1424 Montana; Tollie Ross worked for Wells-Fargo at that time. In the early 1920s, Tollie worked for the U.S. Government, and the couple rented homes at 603 Wyoming (1921) and 510 North (1924). By 1926, Tollie was listed as an employee for Mistletoe Creameries, while still renting at 510 North. In the 1926 City Directory, W Lullwood Ave ended at the 800 Block between Aganier and Blanco. The road between Blanco Rd and Capitol was listed as Fox Ave until 1927. In 1912, JD & Frances Stamps obtained the deed for Lots 37 and 38 on Block 7 of New City Block 3108 in Fox's Beacon Hill Addition, which was listed in the City Directory as 122 Fox Avenue until 1924, when the address changed to 926 Fox Ave. On the 1918 Sanborn map, their home appears as one of four structures on the south side of this block on Fox Avenue. In 1927, the street name changed and JD & Frances Stamps were listed in the City Directory at 926 W Lullwood Ave. JD Stamps was employed as a clerk for the San Antonio Public Service Company, and in 1923 the couple obtained the deed for Lots 39 and 40, which was transferred to Grayson Covington (also employed by the S.A. Public Service Company) in May 1925, who in turn transferred the deed to Ozie Ross in October 1925. The subject property appears on the 1931 Sanborn map. Tollie and Ozie Ross are buried in Chapel Hill Memorial Gardens in Converse, TX.

c. **SITE CONTEXT:** The subject property is located in the Beacon Hill neighborhood, just east of Martinez Creek and IH-10, and one block south of the Hildebrand Avenue commercial corridor. It is situated midblock on West Lullwood, between Grant Avenue and Blanco Road, adjacent to the northern trailhead of Beacon Hill Neighborhood Linear Park. The area is characterized by well-constructed bungalows and appealing cottages as well as Italianate and four-square two-story homes. This community has served as a model for inclusive city planning with its vibrant, walkable neighborhoods and business and arts districts. It was the second neighborhood in San Antonio to achieve a Neighborhood Conservation District (NCD) designation. In 2008, with the help of a grant from Greenspaces Alliance, a community garden was developed on a lot at the southeast corner of Gramercy and Capitol, on vacant city land that had become a trash dump. The success of the community garden inspired Councilwoman Mary-Alice Cisneros to secure funding for the Beacon Hill Linear Park. The 3.5 acres of vacant residential land atop a storm water drainage right-of-way (which holds a large underground concrete culvert) was transformed to create the Beacon Hill Linear Park in 2013. The park meanders through the neighborhood for several blocks--roughly 0.6 miles of mixed surface trails, streets, and sidewalks--and connects Hildebrand with the Beacon Hill Community Garden on Gramercy Place.

d. **ARCHITECTURAL DESCRIPTION:** The subject property is a single-story Craftsman cottage built circa 1931, with a low-pitched, cross-gabled roof with overhanging eaves, exposed brackets, and a front-facing gable covering the half-width front entry porch. The front porch is supported by two tapered wood columns atop square piers. In the rear is a concrete patio topped with square terra cotta pavers, covered by a shed roof supported by four floor-to-ceiling square wood columns. The original plan is covered by a

standing-seam metal roof, while the rear extension and patio have a composite shingle roof. The left side of the front façade features a single-sash porch window under the front-facing gable. The side-facing gable on the right features a picture window grouped with single-sash windows on both sides. The left and right façades feature two sets of paired single-sash wood windows, and a smaller one-over-one wood window. The rear side features a wooden door with nine glass upper panels, and a one-over-one wood window. The walls of each façade include distinctive wooden clapboard siding. The Southwestern style landscaping includes gravel driveways and footpaths, rock beds, grass front lawn with shrubs, and flower beds. The front yard is enclosed by hog-wire fencing with a wooden framework. The sidewalk and the driveways for both the home (930 Lullwood Ave) and the vacant lot (934 Lullwood Ave) are accessible via gates with wrought iron frames and horizontal cedar wood planks. The vacant lot is enclosed by horizontal wooden fencing in the front, and a combination of chain-link fencing, horizontal wooden planks, and wooden lattice work on the right side (adjacent to the Linear Park). The rear side of both properties is enclosed by vertical wooden fencing. There is a rear accessory dwelling unit near the back property line. This single-story casita has a low-pitched, front-gabled roof with composite shingles. The wooden front door features four small glass panels near the top, with three large center glass panels, and there are paired one-over-one aluminum windows on each side of the door. The left façade of the casita features two single-sash sliding aluminum windows, while the right façade has a one-over-one aluminum window, and the rear side has a smaller, one-over-one aluminum window.

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 1930s Craftsman cottage in the Beacon Hill neighborhood.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a 1930s Craftsman cottage in the Beacon Hill neighborhood, with low-pitched roof with overhanging eaves and triangular braces, and clapboard wood siding.

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 near the Beacon Hill Neighborhood Linear Park.

RECOMMENDATION:

Staff recommends approval of a Historic Landmark Designation of 930-934 West Lullwood Avenue based on findings a through e.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer