



HISTORIC PRESERVATION

Historic Assessment

Property Address: 824 West Magnolia Avenue

1. Application Details

Applicant: Duncan Hayse
Type: Historic Landmark Designation
Date Received: 27 January 2024

2. Findings

The property at 824 West Magnolia Avenue is a two-story Colonial Revival style residence located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Duncan Hayse and Sheila Black 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 1919. The address first appeared in the 1921 City Directory as the home of F.J. & Margaret Tips, owner and manager of the Tips Hardware Company. The Tips family managed hardware stores at various locations in San Antonio beginning in the late nineteenth century. F.J. Tips managed a store located at 114 West Commerce Street in the late 1910s.

Mr. Tips is listed at this address in the City Directory as late as 1927. In the 1929 City Directory, the address is listed as the home of Leon N. Walthall, owner and manager of the Walthall Music Company, which sold musical instruments, radios, records players, equipment in San Antonio for decades. Walthall was very active in music education and public presentations, coordinating music for concerts and parades. In the mid- to late-1920s, Walthall operated stores at multiple locations, including 217 West Commerce Street and at the corner of Market and Navarro Streets. Dr. Marjorie Walthall later served as the chair of the music department at San Antonio College in the 1960s.

3. Architectural Description

The subject property is a north-facing house, situated near the middle of a block bound to the north by West Magnolia Avenue, the east by Aganier Avenue, the south by West Mistletoe Avenue, and the west by Blanco Road. The block includes other two-story Colonial Revival residences, as well as one- and two-story Craftsman bungalows. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon driveways. The backyard is enclosed by a chain-link fence with a swinging gate adjacent to the ribbon driveway.

The subject property is a two-story Colonial Revival style residence with a side-gabled roof and wood-simulation vinyl siding. The front porch features square red clay tiles, with three steps leading up to the front door, which is covered by a portico topped with a wooden segmental pediment supported by decorative iron columns. The front door has glass panes and is flanked by sidelights, topped with transom windows.

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

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



HISTORIC PRESERVATION

The lower level of the front façade features a group of two cottage windows to the right of the front porch, flanked by two single-sash wooden windows. The upper level features a group of two smaller single-sash wooden windows in the center with wooden flower boxes below the sill, plus two separate single-sash windows. The left façade includes a brick chimney. In the rear is a raised wooden deck with latticed skirting and wood railing.

Character-defining features of 824 West Magnolia Avenue include:

- Two-story Colonial Revival style
- Portico over front porch
- Brick chimney

4. Landmark Criteria

The property meets six 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;**
- **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 824 West Magnolia Avenue meets this threshold. Further research may reveal additional significance associated with this property.



HISTORIC PRESERVATION



1. 824 West Magnolia Avenue – Front façade

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

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



HISTORIC PRESERVATION



2. 824 West Magnolia Avenue – Right side (West)

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

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



HISTORIC PRESERVATION



3. 824 West Magnolia Avenue – Left side (East)



HISTORIC PRESERVATION



4. 824 West Magnolia Avenue – Rear (South)

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

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



HISTORIC PRESERVATION



5. 824 West Magnolia Avenue –detail

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

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



HISTORIC PRESERVATION



6. Sanborn Map (1931), Vol.1, Sheet 89

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

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



HISTORIC PRESERVATION

SUNDAY, THE SAN ANTONIO LIGHT, MAY 6, 1917, 39

THIS IS THE HOUSE THAT JACK BUILT

San Antonio Gas & Electric Co.
B. CLARENCE JONES, Secretary-Treasurer.
\$200 worth for labor on house and gas piping laid to meter.
"Own Your Own Home and remember the two most important aids to better living—gas and electricity."

ALAMO FURNITURE CO.
I. B. HOLLOWELL, Manager.
All furniture for one of the bed rooms.

NEWTON-WELLER & WAGNER.
Furnishers of all Crockery, chinaware, dishes and glassware for this home.

PEDEN IRON & STEEL CO.
All finish hardware and door fixtures.

NICHOLSON & FURNISH.
Owners of beautiful Beacon Hill, where attractive homes are the rule and not the exception.
Contributed \$100 for construction expense.

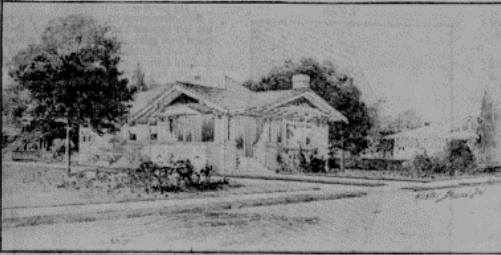
ALAMO IRON WORKS.
EUGENE HOLMGREEN, President.
Reinforcing and structural steel for the building, together with \$25 check for the labor account.

CIBOLO GRAVEL CO.
Gravel for the sidewalk and foundation given for this house by H. J. Hatch, President.

C. W. Ling Sand & Crushed Stone Co.
This firm contributed sand and crushed stone for walks and foundation.

C. F. Parker, Concrete Contractor.
Sidewalk construction for this home will be superintended by Mr. Parker.

CENTRAL TRUST CO.
J. O. TERRELL, President.
Contributors of \$100 towards the general expense fund.



These Contributors Representing San Antonio's Most Reputable Business Interests Have Made the Gift House Possible

OWN YOUR OWN HOME
Furnish it only with up-to-the-minute furniture, dishes and rugs. From Peck's Quality Store, and your happiness will be supreme. We have a choice selection, with no extra charge.
L. P. PECK.

ADAMS & ADAMS
and C. T. Boelhaave, associate architects draw plans for the house.

WRIGHT & SANDERS
JACK SANDERS.
Will build the house in one day.

MARTIN WRIGHT.
We are donating the electric wiring and fixtures complete, together with a "Diamond Jewel" gas stove and heater.

San Antonio Machine & Supply Co.
PAUL KRUEGER, Manager.
All galvanized water piping.
Distributors of "Hyes" Pipe.

BEITEL LUMBER CO.
BY ROY M. BEITEL.
\$120 worth of lumber towards "The House That Jack Built."

POST LUMBER CO.
BY C. M. CAIN, President.
\$120 worth of lumber for the house.

MISSION LUMBER CO.
GEO. ZALMANZIG, President.
Lumber of \$120 value.

VAUGHAN LUMBER CO.
BY GEO. O. VAUGHAN.
Contributors of \$120 worth of lumber for the house built in a day.

PETRICH-SAUR LUMBER CO.
LEE PETRICH.
We give \$120 worth of lumber.
See us when you want to own your home.

DOYLE DECORATING CO.
\$1200 Cash.
HENRY A. SCHOENFELD
\$1200 Cash.
TEXAS GLASS & PAINT CO.
\$1200 Cash.

Texas Trap Rock Co.
A. B. MUEH.
Trap rock for paving driveway.

WOLFF & MARX CO.
W. C. RIGBY.
All rugs, draperies and linoleums will be furnished by us.

WM. S. SENG,
Building Material.
Will furnish enamel, medical cabinet.

Tips Hardware Co.
F. J. TIPS, Manager.
All Rough Hardware.

ED STEVES & SONS.
ALBERT STEVES SR.
Lumber amounting to \$120 in value for the house.

B. J. LANGE JR.
THE "SAFE MAN."
Donated "Hall" built-in safe.

Kuntz-Albaugh Lbr. Co.
ELIO ALBAUGH, President.
\$120 worth of lumber for the house.

6. San Antonio Light, May 06, 1917, pg. 104

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

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



HISTORIC PRESERVATION

In Compliment to

Fiesta Visitors

THE WALTHALL MUSIC CO.
217 West Commerce Street

Will give daily recital at 2:30 p. m.
on the

AMPICO

Exclusive Dealers for the
Chickering Marshall & Wendell
Ivers & Pond Hallet & Davis
Conway and Lexington Pianos

Come in and rest while you listen to the
world's greatest masters play their own com-
positions.

6. San Antonio Light, April 21, 1925, pg. 5

SAN ANTONIO

AFTERNOON
AND NIGHT

**MON., 1
OCT.**

Doors Open at 1 and 7 p. m.
Performances at 2 and 8 p. m.

Advance Ticket Sale Opens Saturday, Sept. 29, at
WALTHALL MUSIC CO.
Corner Market and Navarro Streets

**RINGLING BROS.
AND
BARNUM & BAILEY
COMBINED**

CIRCUS

1000 WONDERS
THE MONSTER
SEA ELEPHANT

THE ONLY ONE OF ITS
KIND EVER CAPTURED
AND BRED ALIVE

MOST PEOPLE FORGOT
LAST YEAR'S ELEPHANT
ONE HUNDRED CLOWNS

PRICES—From 10c to 50c. Advance and Club
and Auditorium Boxes 1.00 to 2.00. Circle Seats
50c to 1.00. Balcony 25c to 50c. Standing
Room 10c to 25c. Refreshments 10c to 25c.

6. San Antonio Light, September 23, 1928, pg. 25

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

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