



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

March 6, 2024

HDRC CASE NO: 2024-049
ADDRESS: 824 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1829 BLK 21 LOT E 25 FT OF 4 & W 45 FT OF 5
APPLICANT: Duncan Hayse/HAYSE DUNCAN & SHEILA BLACK - 824 W Magnolia Ave
OWNER: Duncan Hayse/HAYSE DUNCAN & SHEILA BLACK - 824 W MAGNOLIA AVE

REQUEST:

The applicant is requesting Historic Landmark Designation for the property at 824 W Magnolia Ave.

FINDINGS:

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

b. **HISTORIC CONTEXT:** The property at 824 West Magnolia Avenue is a two-story Prairie style Four-Square brick residence located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. 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.

c. **SITE CONTEXT:** 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.

d. **ARCHITECTURAL DESCRIPTION:** 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. 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.

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):

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its association with the Tips and Walthall families.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a Colonial Revival style 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; as one of the earliest homes in the Beacon Hill neighborhood.

RECOMMENDATION:

Staff recommends approval of a Historic Landmark Designation of 824 West Magnolia Avenue based on findings a through e.

COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer