



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: 2024-074
ADDRESS: 911 W AGARITA AVE
LEGAL DESCRIPTION: NCB 1792 BLK 20 LOT 43 AND 44
APPLICANT: Yvonne Davila/Richard J and Yvonne B Davila - 911 W AGARITA AVE
OWNER: Yvonne Davila/DAVILA RICHARD J & YVONNE B - 911 W AGARITA AVE

REQUEST:

The applicant is requesting Historic Landmark Designation for the property at 911 W Agarita Ave.

FINDINGS:

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

b. **HISTORIC CONTEXT:** 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.

c. **SITE CONTEXT:** 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.

d. **ARCHITECTURAL DESCRIPTION:** 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. 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.

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):

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; as an example of a residence designed by prominent architect Beverly Spillman.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a Craftsman style bungalow.

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 911 West Agarita 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