



HISTORIC PRESERVATION

Historic Assessment

Property Address: 930-934 West Lullwood Avenue

1. Application Details

Applicant: Benjamin Coronado & Miguel Angel Benavides
Type: Historic Landmark Designation
Date Received: 5 October 2023

2. Findings

The structure at 930 West Lullwood Avenue is a one-story dwelling, built circa 1931. Benjamin Coronado & Miguel Angel Benavides currently own the property. 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.

Alta Vista and Beacon Hill were among the first “modern” platted subdivisions developed in San Antonio. The original platted subdivisions within the boundaries of Alta Vista and Beacon Hill include Laurel Heights Addition, Treasure Hill, Fox’s Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven and were developed over three decades from the early 1890s to the late 1920s. Fox’s Beacon Hill was platted in 1907 by Edwards Realty Company whose principals were F.M. Edwards and E.A. Fox. It is located between Hildebrand to the north, W. Elsmere to the south, Blanco Road to the east and Capitol to the west. The developers of Fox’s Beacon Hill were among the first to use newspaper advertising to sell homes and lots. In the September 1, 1907 issue of the *Express-News*, an advertisement announces homes for sale for \$5 down and \$5 monthly, and lots for \$50 to \$75. The development of the modern-day Alta Vista and Beacon Hill neighborhoods transformed farm and ranch land located in the hills north of the central district into residential subdivisions with distinctive turn-of-the-century architecture where many prominent San Antonians lived at the turn of the century.

The evolution of the area located roughly between Hildebrand and San Pedro Park, and IH-10 West and San Pedro Avenue may be traced to the turn of the century when today’s Alta Vista and Beacon Hill were developed as a part of the first northward expansion of the City of San Antonio. The San Antonio City Limits were established in 1838, and consisted of 36 square miles. North Street (now Hildebrand Avenue) was the northern boundary of the city limits from 1838 until 1944, and remains the northern boundary of Alta Vista and Beacon Hill. However, prior to 1870, most residences and businesses were located in or near the central district. Several factors significantly influenced the first northward expansion of the city and the development of the present day Alta Vista and Beacon Hill neighborhoods, including population growth, the arrival of the Galveston, Harrisburg, and San Antonio (GHSA) Railway in 1877, and the development of San Pedro Park as a recreational destination (on the San Antonio Street Railway from 1878).

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

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



HISTORIC PRESERVATION

930 W. Lullwood Ave first appears in the 1934 City Directory as the home of Talbert T. and Ozie Ross. However, the 1931 City Directory lists the home of an “L.L.” Ross at “939” W Lullwood, which appears to be an error; since this individual is an employee at Mistletoe Creameries, it is very likely that this is actually T.T. Ross of 930 W Lullwood Ave. 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 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.

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. Features of the development included winding paths, native grassy meadows, a natural playground, picnic areas, and a basketball court.¹

The subject property can be seen from Hildebrand Ave commercial corridor, across the parking lot for Evergreen Garden Center, which is essentially the northern trailhead of the linear park. Benjamin Coronado & Miguel Angel Benavides purchased the property in July 2022, and they plan to make improvements on the property to enhance access to the Linear Park (lighting, etc.).

¹ Brendan Gibbons, “Beacon Hill residents spent years pushing for stormwater channel’s rebirth as a park,” *San Antonio Report* (April 3, 2022).



HISTORIC PRESERVATION

3. 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 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.

Character-defining features of 930-934 West Lullwood Avenue include:

- Low-pitched roof with overhanging eaves
- Exposed triangular brackets
- Wooden clapboard siding
- Rear accessory dwelling unit (casita) and storage unit on adjacent lot

4. Landmark Criteria

The property meets six criteria under UDC 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, triangular braces, and clapboard wood siding.

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

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



HISTORIC PRESERVATION

- **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.

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 930-934 West Lullwood Avenue meets this threshold. Further research may reveal additional significance associated with this property.



HISTORIC PRESERVATION



1. 930 West Lullwood 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. 930 West Lullwood Avenue – Right façade (West)



HISTORIC PRESERVATION



3. 930 West Lullwood Avenue – Left façade (East)

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

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



HISTORIC PRESERVATION



4. 930 West Lullwood Avenue – Rear

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

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



HISTORIC PRESERVATION



5. 930 West Lullwood Avenue – Casita, front façade (North)



HISTORIC PRESERVATION



6. 930 West Lullwood Avenue – Casita, left side (East)



HISTORIC PRESERVATION



7. 930 West Lullwood Avenue – Casita, 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



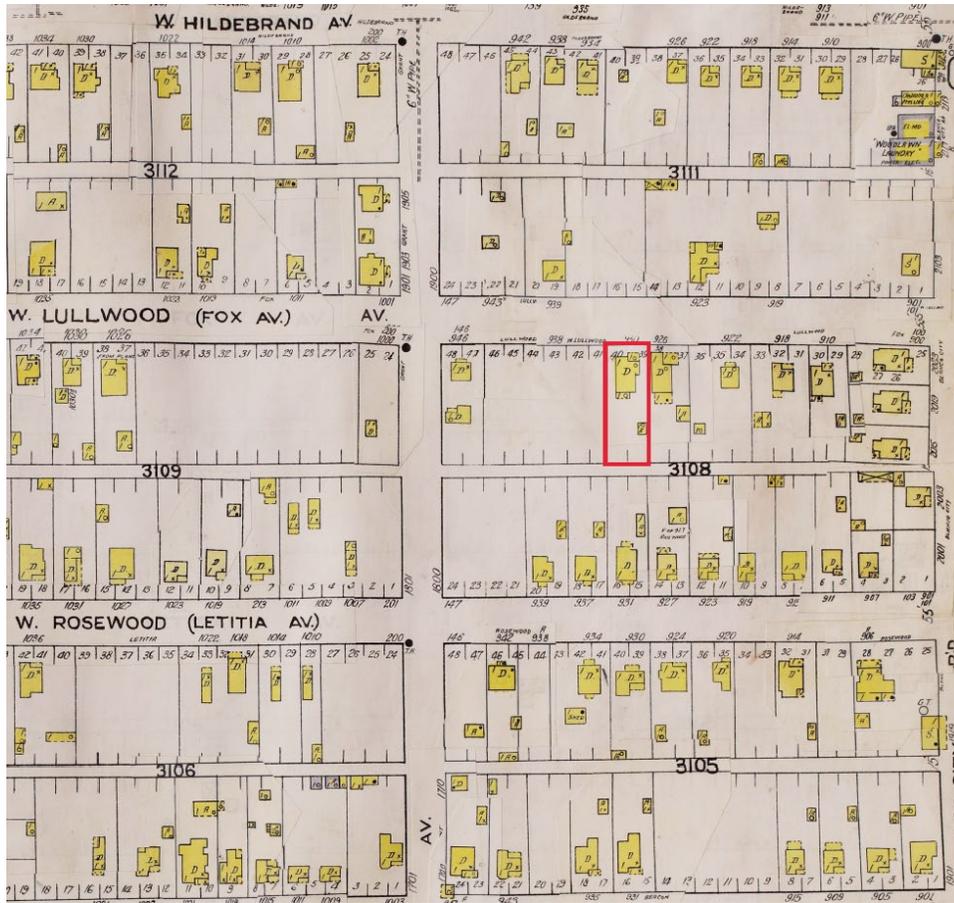
8. 934 West Lullwood Avenue – Storage unit (East façade)

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

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



HISTORIC PRESERVATION



9. Sanborn Map (1931), Vol. 1, Sheet 102

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

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



HISTORIC PRESERVATION

Tollie T. Ross

Tollie T. Ross, 75, of 930 W. Lullwood Ave., died Wednesday. He had lived in San Antonio 51 years.

Survivors include his wife, Mrs. Ozzie Ross; a son, William L. Ross, and one grandson.

Funeral services will be at 10 a.m. Friday from Roy Akers Funeral Chapels, with burial in Chapel Hill Memorial Gardens.

100. San Antonio Express (April 07, 1966), Pg. 39



HISTORIC PRESERVATION



Mistletoe
comes to
San Antonio

TODAY San Antonio has a new industry. An industry that means not only more business, larger payrolls and more prosperity, but more health, greater happiness and better living. Today the Mistletoe Creameries will begin operations at 215-227 Austin Street.

The plant formerly used by the Creamery Dairy Company has been taken over entirely. To its already splendid equipment has been added the efficient operation methods which are the result of years of experience in creamery and milk plant operations.

The only business of Mistletoe Creameries will be to supply the people of San Antonio and vicinity with the highest possible quality of dairy products including—

- Mistletoe Sweet Milk and Cream*
- Mistletoe Creamery Butter*
- Mistletoe Ice Cream*
- Mistletoe Buttermilk*
(All Pasteurized)

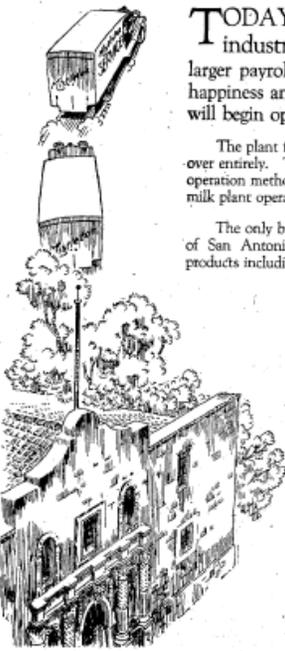
In order to do this in the most efficient way, experts in every line have been secured from the largest and most successful milk plants and creameries in the country. These men know milk and milk products. It is their life work. Mistletoe products are the production of specialists.

A trial of Mistletoe products will mean your continued patronage. Both the trial and the patronage will be appreciated and mutually profitable.

MISTLETOE CREAMERIES
Mistletoe Creamery Company of Texas
215-217-221-223-225-227 Austin Street
SAN ANTONIO, TEXAS
S. S. LARD, President
Phone Cracker 871

T. W. ROBINSON, Vice President
J. H. BEARD, Secretary

A. J. WHITE, Gen. Avenue Manager
L. C. THURMAN, San Antonio Sales Manager



11. San Antonio Evening News (April 08, 1920), Pg. 3

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

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