



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### APPLICATION FOR CHANGE OF ZONING

#### Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 1025 W Huisache Ave and to waive all related fees. *OHP staff recommends approval.*

#### Case Comments:

On January 19, 2022, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a Finding of Historic Significance and supported the designation of the property as a local landmark.

#### Case History:

April 5, 2022	Zoning Commission hearing
January 19, 2022	Historic & Design Review Commission (HDRC) hearing
December 3, 2021	Application for Historic Landmark Designation submitted to OHP

#### Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets three Criteria for Evaluation.

*Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.*

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
  3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
  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;**
  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.**

#### Findings of Fact:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The property at 1025 W Huisache Ave is a single-story Craftsman residence built c 1924 for Hull and Ruby Youngblood. It is located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Kimberly and Daniel Hubbeling currently own the property. Beacon Hill is one of several unique neighborhoods that evolved during San Antonio's first great expansion, starting in the 1850s until the Great Depression. By 1890, electric trolleys that carried passengers to San Pedro Springs Park had influenced the development of the city's first new subdivisions to the north, including Beacon Hill. According to the



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Beacon Hill Neighborhood Association's website, "the neighborhood was among the first 'modern' platted subdivisions developed in San Antonio," and included subdivisions within the boundaries, namely Laurel Heights Addition, Treasure Hill, Fox's Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven, which developed from the early 1890s to the late 1920s. Hull and Ruby Youngblood purchased the undeveloped parcel at 1025 W Huisache Ave from W. K. and Lillie White in 1922, and moved into their home by 1924. Hull was then serving as vice president of Southern Steel Co., founded by his father and then-president David Franklin Youngblood and his brothers George and James in 1897 along with Southern Prison Co. Hull became president in 1954 of both Southern Prison Co and Southern Steel Co. Southern Steel, which "built interiors for jails and prisons all over the nation, including the Riker's Island Penitentiary in New York City and the Texas State Penitentiary in Huntsville." Around 1930, Southern Steel developed the remote-control locking system and sliding door for cells adapted by other jail manufacturers. By 1964, the company reported it had built more than 4,000 jail interiors in 42 states. During his presidency, Hull worked to "eliminate the need for prisons," joining the board of directors of the Bexar County Community Guidance Center in 1956, which served as a "mental health clinic for children under 18 years of age...designed to check delinquency before it starts." He was a founding member and on the board of directors of the Texas Citizens Committee of the National Council on Crime and Delinquency, which "worked to revise existing laws and initiate new programs to combat juvenile crime." In addition to his work with Southern Steel and the abovementioned boards, Hull was on the board of directors of the National Association of Manufacturers, president of the Texas Manufacturers Association (1953) and on its board of directors, and served for 30 years as director of the San Antonio Manufacturers Association. He also served on the San Antonio Board of Education and as director of the San Antonio Chamber of Commerce. Southern Steel Co. remains in business. The footprint of the house at 1025 W Huisache Ave first appears on the 1931 Sanborn Fire Insurance map in much the same configuration as today, aside from a small addition to the east side of the rear of the home.

- c. **SITE CONTEXT:** The property faces south on a block bound to the south by W Huisache Ave, the east by Grant Ave, the north by W Mulberry Ave, and the west by Michigan Ave. Two houses to the east of the subject structure have been replaced by a parking lot; drive aprons are still visible. The block features divorced sidewalks and large setbacks, with ribbon driveways where driveways are present. 1025 W Huisache Ave includes a concrete ribbon driveway leading along the east side of the house and a concrete sidewalk leading from the right-of-way to the front porch.
- d. **ARCHITECTURAL DESCRIPTION:** The house has a low-pitched, cross-gabled composition shingle roof, with a central front-gabled form intersected by two east-facing gables over the front porch and a rear mass. The house is clad primarily in asbestos shingle with wood clapboard siding on the rear (north) elevation. Wood windows are primarily one-over-one, with some one-over-one wood screens present as well as some eight-over-one screens and one six-over-one wood screen at the rear of the property. Windows appear in gangs, ribbons, and alone. The front of the house is dominated by a porch with flared wood piers atop brick bases that extend to the ground, and a low metal railing between piers. Gables feature extended and elaborated rafter ends with decorative braces below wide eaves. There is a continuous sill line around all elevations, and a brick chimney near the south end of the west elevation. The main entrance is located on the inset porch; there is a rear door where the north elevation of the original footprint meets the rear addition. There is a wood and corrugated metal carport at the northeast corner of the parcel. Staff considers this carport noncontributing to the proposed landmark. Character-defining features of 1025 W Huisache Ave include the low-pitched, cross-gabled roof form; brick and wood piers; one-over-one wood windows; one-over-one, six-over-one, and eight-over-one wood screens, where present; continuous sill line;

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • [info@sapreservation.com](mailto:info@sapreservation.com) • [www.sapreservation.com](http://www.sapreservation.com)



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

- wood clapboard siding, where present; extended/elaborated rafter ends; decorative braces; wide eaves; brick chimney; and a ribbon driveway.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was 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;** 1025 W Huisache was built for Hull Youngblood, president of the multigenerational family business Southern Steel Co, founded in 1897 and still in operation. Hull was also invested in local and state politics, serving on numerous local and state-level boards and organizations.
  - 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;** the house is an example of a Craftsman residence and remains intact with few modifications since it first appears on Sanborn Fire Insurance maps. The house retains character-defining features of Craftsman homes, such as a low-pitched, cross-gable roof form; brick and wood piers; extended/elaborated rafter ends; decorative braces; and wide eaves.
  - 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;** the property is located in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff identified as an eligible local historic district. Should the neighborhood choose to pursue designation, the property would be considered contributing.
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

### ATTACHMENTS:

HDRC recommendation

HDRC published exhibits



# 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**

January 19, 2022

**HDRC CASE NO:** 2021-635  
**ADDRESS:** 1025 W HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 1809 BLK 27 LOT 33 & 34  
**APPLICANT:** Kimberly and Daniel Hubbeling - 1025 W Huisache Ave  
**OWNER:** Kimberly and Daniel Hubbeling - 1025 W Huisache Ave

#### REQUEST:

The applicant is requesting a finding of historic significance for the property located at 1025 W Huisache Ave.

#### FINDINGS:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The property at 1025 W Huisache Ave is a single-story Craftsman residence built c 1924 for Hull and Ruby Youngblood. It is located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Kimberly and Daniel Hubbeling currently own the property. Beacon Hill is one of several unique neighborhoods that evolved during San Antonio's first great expansion, starting in the 1850s until the Great Depression. By 1890, electric trolleys that carried passengers to San Pedro Springs Park had influenced the development of the city's first new subdivisions to the north, including Beacon Hill. According to the Beacon Hill Neighborhood Association's website, "the neighborhood was among the first 'modern' platted subdivisions developed in San Antonio," and included subdivisions within the boundaries, namely Laurel Heights Addition, Treasure Hill, Fox's Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven, which developed from the early 1890s to the late 1920s. Hull and Ruby Youngblood purchased the undeveloped parcel at 1025 W Huisache Ave from W. K. and Lillie White in 1922, and moved into their home by 1924. Hull was then serving as vice president of Southern Steel Co., founded by his father and then-president David Franklin Youngblood and his brothers George and James in 1897 along with Southern Prison Co. Hull became president in 1954 of both Southern Prison Co and Southern Steel Co. Southern Steel, which "built interiors for jails and prisons all over the nation, including the Riker's Island Penitentiary in New York City and the Texas State Penitentiary in Huntsville." Around 1930, Southern Steel developed the remote-control locking system and sliding door for cells adapted by other jail manufacturers. By 1964, the company reported it had built more than 4,000 jail interiors in 42 states. During his presidency, Hull worked to "eliminate the need for prisons," joining the board of directors of the Bexar County Community Guidance Center in 1956, which served as a "mental health clinic for children under 18 years of age...designed to check delinquency before it starts." He was a founding member and on the board of directors of the Texas Citizens Committee of the National Council on Crime and Delinquency, which "worked to revise existing laws and initiate new programs to combat juvenile crime." In addition to his work with Southern Steel and the abovementioned boards, Hull was on the board of directors of the National Association of Manufacturers, president of the Texas Manufacturers Association (1953) and on its board of directors, and served for 30 years as director of the San Antonio Manufacturers Association. He also served on the San Antonio Board of Education and as director of the San Antonio Chamber of Commerce. Southern Steel Co. remains in business. The footprint of the house at 1025 W Huisache Ave first appears on the 1931 Sanborn Fire Insurance map in much the same configuration as today, aside from a small addition to the east side of the rear of the home.
- c. **SITE CONTEXT:** The property faces south on a block bound to the south by W Huisache Ave, the east by Grant Ave, the north by W Mulberry Ave, and the west by Michigan Ave. Two houses to the east of the subject structure have been replaced by a parking lot; drive aprons are still visible. The block features divorced sidewalks and large setbacks, with ribbon driveways where driveways are present. 1025 W Huisache Ave includes a concrete ribbon driveway leading along the east side of the house and a concrete sidewalk leading from the right-of-way to the front porch.
- d. **ARCHITECTURAL DESCRIPTION:** The house has a low-pitched, cross-gabled composition shingle roof, with a central front-gabled form intersected by two east-facing gables over the front porch and a rear mass. The house is clad primarily in asbestos shingle with wood clapboard siding on the rear (north) elevation. Wood windows are primarily one-over-one, with some one-over-one wood screens present as well as some eight-over-one screens and one six-over-one wood screen at the rear of the

property. Windows appear in gangs, ribbons, and alone. The front of the house is dominated by a porch with flared wood piers atop brick bases that extend to the ground, and a low metal railing between piers. Gables feature extended and elaborated rafter ends with decorative braces below wide eaves. There is a continuous sill line around all elevations, and a brick chimney near the south end of the west elevation. The main entrance is located on the inset porch; there is a rear door where the north elevation of the original footprint meets the rear addition. There is a wood and corrugated metal carport at the northeast corner of the parcel. Staff considers this carport noncontributing to the proposed landmark. Character-defining features of 1025 W Huisache Ave include the low-pitched, cross-gabled roof form; brick and wood piers; one-over-one wood windows; one-over-one, six-over-one, and eight-over-one wood screens, where present; continuous sill line; wood clapboard siding, where present; extended/elaborated rafter ends; decorative braces; wide eaves; brick chimney; and a ribbon driveway.

e. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was 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; 1025 W Huisache was built for Hull Youngblood, president of the multigenerational family business Southern Steel Co, founded in 1897 and still in operation. Hull was also invested in local and state politics, serving on numerous local and state-level boards and organizations.

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; the house is an example of a Craftsman residence and remains intact with few modifications since it first appears on Sanborn Fire Insurance maps. The house retains character-defining features of Craftsman homes, such as a low-pitched, cross-gable roof form; brick and wood piers; extended/elaborated rafter ends; decorative braces; and wide eaves.

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; the property is located in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff identified as an eligible local historic district. Should the neighborhood choose to pursue designation, the property would be considered contributing.

f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.

h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

#### **RECOMMENDATION:**

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 1025 W Huisache Ave to the Zoning Commission and to the City Council based on findings a through e.

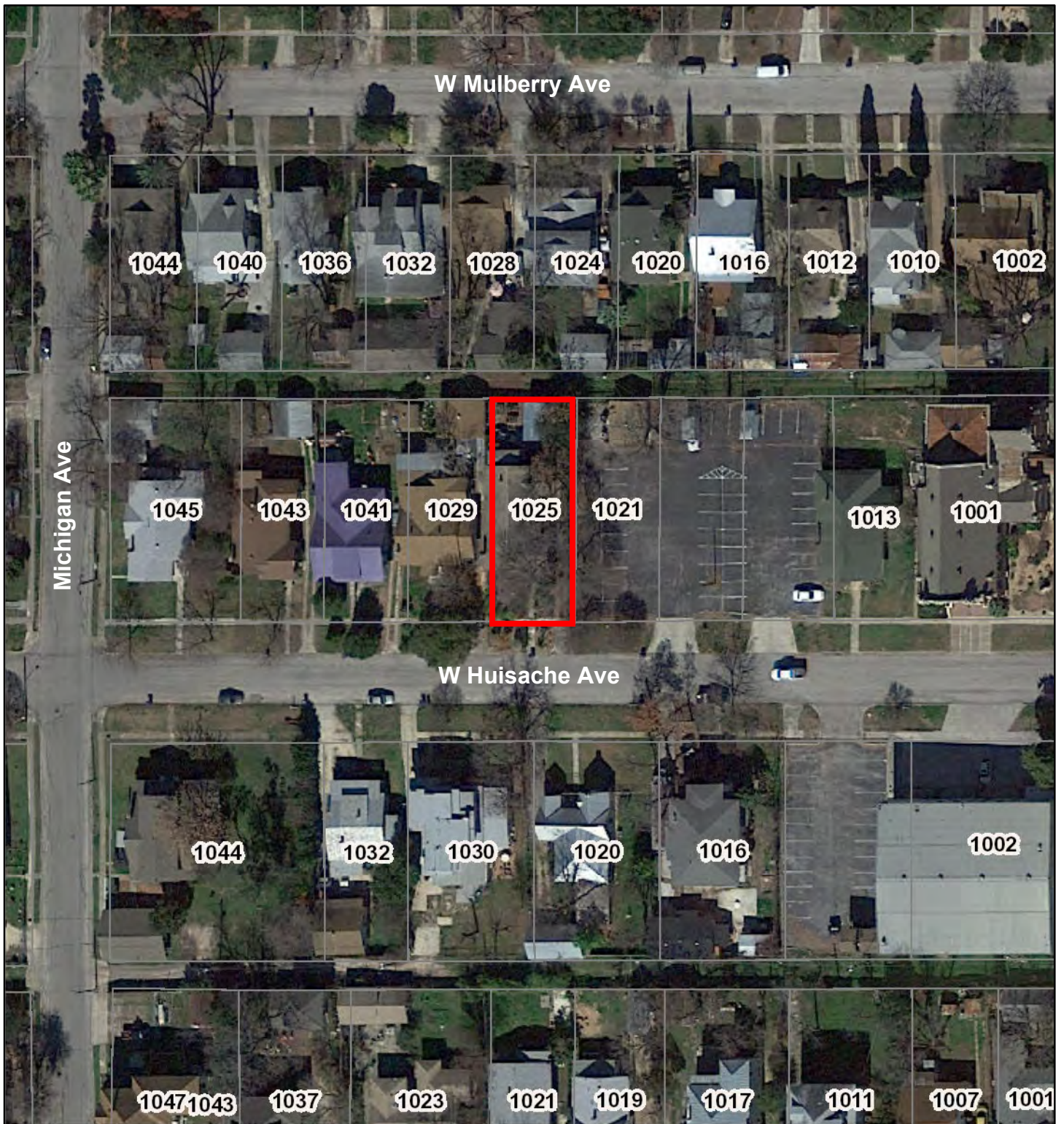
#### **COMMISSION ACTION:**

Approved as submitted.



**Shanon Shea Miller**  
**Historic Preservation Officer**

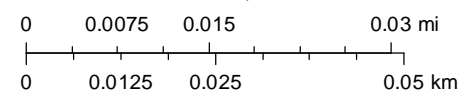
# City of San Antonio One Stop



January 14, 2022

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary



Bexar CAD

Property Search Results > 120917 HUBBELING  
KIMBERLY A & DANIEL S for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	120917	Legal Description:	NCB 1809 BLK 27 LOT 33 & 34
Geographic ID:	01809-027-0330	Zoning:	R-6 NCD-5
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	1025 W HUISACHE AVE SAN ANTONIO, TX 78201	Mapsco:	582C8
Neighborhood:	BEACON HILL	Map ID:	
Neighborhood CD:	57023		

Owner

Name:	HUBBELING KIMBERLY A & DANIEL S	Owner ID:	2624426
Mailing Address:	1025 W HUISACHE AVE SAN ANTONIO, TX 78201-5691	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
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(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
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(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
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(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: HUBBELING KIMBERLY A & DANIEL S

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

## Improvement / Building

<b>Improvement #1:</b>	Residential	State Code:	A1	Living Area:	1773.0 sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - AB		1924	1773.0
OP	Attached Open Porch	A - NO		1924	40.0
OP	Attached Open Porch	A - NO		1924	20.0
OP	Attached Open Porch	A - NO		1924	288.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1435	6250.00	50.00	125.00	N/A	N/A

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$134,373	\$65,627	0	200,000	\$0	\$200,000
2020	\$150,440	\$59,560	0	210,000	\$7,294	\$202,706
2019	\$154,940	\$41,060	0	196,000	\$11,722	\$184,278
2018	\$142,940	\$41,060	0	184,000	\$16,475	\$167,525

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/28/2008	Deed	Deed	ROSENBERG ROSA L	HUBBELING KIMBERLY A & DANIEL S	13522	0648	20080116000

2	7/6/1998	Deed	Deed	GONZALEZ, ROSA L	7612	0365	0
3	7/6/1998	Deed	Deed	ROSENBERG, ROSA L	7612	0365	0

**2022 data current as of Jan 13 2022 1:22AM.**

**2021 and prior year data current as of Jan 7 2022 6:54AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

**This year is not certified and ALL values will be represented with "N/A".**



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### Statement of Significance

**Property Address:** 1025 W Huisache Ave

#### 1. Application Details

Applicant: Kimberly and Daniel Hubbeling

Type: Historic Landmark Designation

Date Received: 3 December 2021

#### 2. Findings

The property at 1025 W Huisache Ave is a single-story Craftsman residence built c 1924 for Hull and Ruby Youngblood.<sup>1</sup> It is located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Kimberly and Daniel Hubbeling currently own the property.

Beacon Hill is one of several unique neighborhoods that evolved during San Antonio's first great expansion, starting in the 1850s until the Great Depression. By 1890, electric trolleys that carried passengers to San Pedro Springs Park had influenced the development of the city's first new subdivisions to the north, including Beacon Hill. According to the Beacon Hill Neighborhood Association's website, "the neighborhood was among the first 'modern' platted subdivisions developed in San Antonio," and included subdivisions within the boundaries, namely Laurel Heights Addition, Treasure Hill, Fox's Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven, which developed from the early 1890s to the late 1920s.<sup>2</sup>

According to newspaper archive research, the area where Beacon Hill is now located was originally platted by Nicholson, Furnish, and Smith in 1908 and was an addition to Fox's Beacon Hill, originally platted in 1907.<sup>3</sup> Heavy advertisement in newspapers followed for the addition. The area was frequently referred to as the "Queen Suburb" in these advertisements.<sup>4</sup>

Hull and Ruby Youngblood purchased the undeveloped parcel at 1025 W Huisache Ave from W. K. and Lillie White in 1922,<sup>5</sup> and moved into their home by 1924.<sup>6</sup> Hull was then serving as vice president of Southern Steel Co., founded by his father and then-president David Franklin Youngblood and his brothers George and James in 1897 along with Southern Prison Co.<sup>7</sup> George and James served as VPs along with Hull; the company, which operated on the 4000 block of S Presa St, employed Hull's siblings Josephine, Tip, and Tom as well.<sup>8</sup> Hull, who began working at the company at nine years old, became president in 1954, general manager, and chairman of both Southern Prison Co and Southern Steel Co. Southern Steel "built interiors for jails and prisons all over the nation, including the Riker's Island Penitentiary in New York City

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<sup>1</sup> San Antonio City Directory, 1924, p. 130 and 998.

<sup>2</sup> Beacon Hill Neighborhood Association: Explore. Accessed 2 April 2017.  
<http://www.beaconhillsanantonio.org/explore>.

<sup>3</sup> "Beacon Hill Almost Gone." *San Antonio Light*, Sunday, 20 October 1907.

<sup>4</sup> "Buy Lots in Beacon Hill and Get That Money Look." *San Antonio Light*, Friday, 19 April 1907.

<sup>5</sup> Bexar County Clerk (web site). Warranty Deed: W. K. White et al to Hull Youngblood et al, 24 June 1922, Deed book, vol. 684, p. 228.

<sup>6</sup> San Antonio City Directory, 1924, p. 130 and 998.

<sup>7</sup> "Youngblood, S.A. Civic Leader, Dies." Unattributed obituary dated 2 October 1969, accessed 13 January 2022, <https://www.findagrave.com/memorial/50138735/hull-bunyan-youngblood>.

<sup>8</sup> San Antonio City Directory, 1924, p. 900 and 998.



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

and the Texas State Penitentiary in Huntsville.”<sup>9</sup> Around 1930, Southern Steel developed the remote-control locking system and sliding door for cells adapted by other jail manufacturers. By 1964, the company reported it had built more than 4,000 jail interiors in 42 states. During his presidency, Hull worked to “eliminate the need for prisons,” joining the board of directors of the Bexar County Community Guidance Center in 1956, which served as a “mental health clinic for children under 18 years of age...designed to check delinquency before it starts.” He was a founding member and on the board of directors of the Texas Citizens Committee of the National Council on Crime and Delinquency, which “worked to revise existing laws and initiate new programs to combat juvenile crime.” In addition to his work with Southern Steel and the abovementioned boards, Hull was on the board of directors of the National Association of Manufacturers, president of the Texas Manufacturers Association (1953) and on its board of directors, and served for 30 years as director of the San Antonio Manufacturers Association. He also served on the San Antonio Board of Education and as director of the San Antonio Chamber of Commerce.<sup>10</sup> Hull’s son David, born in 1926 and raised at 1025 W Huisache Ave, later joined Southern Steel and became president, making it a multi-generational family business.<sup>11</sup> The company remains in business, according to the applicant.

The footprint of the house at 1025 W Huisache Ave first appears on the 1931 Sanborn Fire Insurance map in much the same configuration as today, aside from a small addition to the east side of the rear of the home. The house is predominately clad in asbestos siding, though the historic wood clapboard siding is visible on the rear of the property. The property included a garage with apartment above at the northeast corner of the parcel.<sup>12</sup> Tree coverage in historic aerial photography makes it difficult to determine when the two-story structure was removed, but it is visible in aerial photos until at least 1986.<sup>13</sup> The structure has since been replaced by a wood and corrugated metal carport, which staff considered noncontributing to the requested landmark.

### 3. Architectural Description

The property at 1025 W Huisache Ave is a single-story Craftsman residence built c 1924. It is located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. The property faces south on a block bound to the south by W Huisache Ave, the east by Grant Ave, the north by W Mulberry Ave, and the west by Michigan Ave. Two houses to the east of the subject structure have been replaced by a parking lot; drive aprons are still visible. The block features divorced sidewalks and large setbacks, with ribbon driveways where driveways are present. 1025 W Huisache Ave includes a concrete ribbon driveway leading along the east side of the house and a concrete sidewalk leading from the right-of-way to the front porch.

The house has a low-pitched, cross-gabled composition shingle roof, with a central front-gabled form intersected by two east-facing gables over the front porch and a rear mass. The house is clad primarily in asbestos shingle with wood clapboard siding on the rear (north) elevation. Wood windows are primarily one-over-one, with some one-over-one wood screens present as well as some eight-over-one screens and one six-over-one wood screen at the rear of the property. Windows appear in gangs, ribbons, and alone. The front of

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<sup>9</sup> “Youngblood, S.A. Civic Leader, Dies.” Unattributed obituary dated 2 October 1969, accessed 13 January 2022, <https://www.findagrave.com/memorial/50138735/hull-bunyan-youngblood>.

<sup>10</sup> Winston, Marla. “Largest Jail Maker Trying To End Need for Prisons.” *San Antonio Express/News*, Saturday, 16 May 1964, p. 15-A.

<sup>11</sup> Find A Grave (web site). David Hull Youngblood (1926-2002). Accessed 13 January 2022. <https://www.findagrave.com/memorial/125635571/david-hull-youngblood>.

<sup>12</sup> Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 1, p. 95.

<sup>13</sup> Historic Aerials (web site). 1025 W Huisache, San Antonio, Texas, accessed 13 January 2022. [HistoricAerials.com](https://www.historicaerials.com).



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

the house is dominated by a porch with flared wood piers atop brick bases that extend to the ground, and a low metal railing between piers. Gables feature extended and elaborated rafter ends with decorative braces below wide eaves. There is a continuous sill line around all elevations, and a brick chimney near the south end of the west elevation. The main entrance is located on the inset porch; there is a rear door where the north elevation of the original footprint meets the rear addition.

There is a wood and corrugated metal carport at the northeast corner of the parcel. Staff considers this carport noncontributing to the proposed landmark.

Character-defining features of 1025 W Huisache Ave include:

- Low-pitched, cross-gabled roof form
- Brick and wood piers
- One-over-one wood windows
- One-over-one, six-over-one, and eight-over-one wood screens, where present
- Continuous sill line
- Wood clapboard siding, where present
- Extended/elaborated rafter ends
- Decorative braces
- Wide eaves
- Brick chimney
- Ribbon driveway

#### 4. Landmark Criteria

1025 W Huisache Ave meets the following 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;** 1025 W Huisache was built for Hull Youngblood, president of the multigenerational family business Southern Steel Co, founded in 1897 and still in operation. Hull was also invested in local and state politics, serving on numerous local and state-level boards and organizations.
- 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;** the house is an example of a Craftsman residence and remains intact with few alterations since it first appears on Sanborn Fire Insurance maps. The house retains character-defining features of Craftsman homes, such as a low-pitched, cross-gable roof form; brick and wood piers; extended/elaborated rafter ends; decorative braces; and wide eaves.
- 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;** the property is located in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff identified as an eligible local historic district. Should the neighborhood choose to pursue designation, the property would be considered contributing.

#### 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 1025 W Huisache Ave meets this threshold. Therefore, staff recommends a finding of



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

historic significance for the property at 1025 W Huisache Ave. Further research may reveal additional significance associated with this property.

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*While not required by the Unified Development Code, this document has been prepared by OHP staff that meet the Secretary of the Interior's professional qualification standards for Architectural History as defined in 36 CFR Part 61.*

*Photos provided by applicant.*



*Primary/south elevation*



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*East elevation, looking north*



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*East elevation, looking south*



*Rear/north elevation*



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**



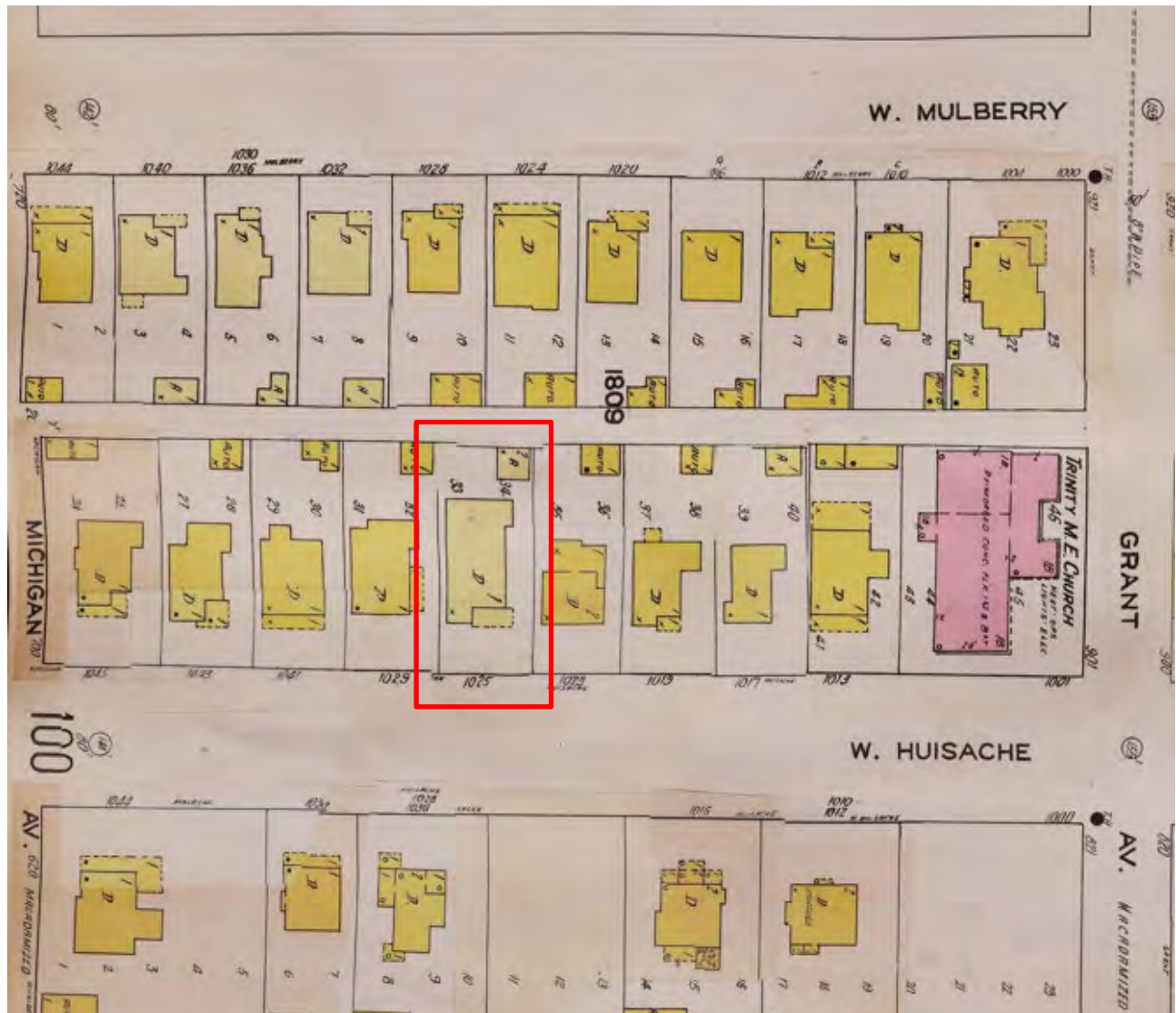
*Rear/north elevation*



*West elevation*



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**OFFICE OF HISTORIC PRESERVATION**



*Sanborn Fire Insurance Map, 1931, vol. 1, sheet 95.*



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

By MARLA WINSTON

Hull Youngblood Sr., president of Southern Steel Co., largest company in the nation specializing in the manufacture of jails, is now actively engaged in an attempt to eliminate the need for prisons.

The veteran businessman has been on the board of directors of the Bexar County Community Guidance Center since its inception in 1956, and as treasurer, was instrumental in raising funds for the new building opened in 1982—a structure valued at over \$100,000.

The center is a mental health clinic for children under 18 years of age and is designed to check delinquency before it starts.

Youngblood, 70, was also one of the founding members, and is now on the board of directors of the Texas Citizens Committee of the National Council on Crime and Delinquency. Since 1955, the committee has worked to revise existing laws and to initiate new programs to combat juvenile crime. The Mountain View School for Boys, the maximum offender facility of Gatesville State School for Boys, is one product of legislation by the committee. The detention home has no bars, but is surrounded instead by a chain link fence, which allows greater freedom for the youthful inhabitants.

SOUTHERN STEEL WAS founded 67 years ago by D. F. Youngblood, the present president's father. "He and two brothers began with \$540," Youngblood said with a smile.

Hull Youngblood started working in the plant at the age of nine, and has been working full-time for some 50 years. He was general sales manager before becoming vice president and general manager 20 years ago. He has held the position of president and general manager for 10 years.

"I've watched this company grow from a

poor fourth to the leading business of its kind in the country," he said.

Southern Steel builds and installs only the jail interior, and each one is individually constructed to fit into its building. The company has built over 4,000 jail interiors in 42 states, some of them in the country's major county and state prisons.

The Riker's Island Penitentiary in New York City, listed as the largest penal institution ever constructed at one time, was completed by the San Antonio company, as was the Texas State Penitentiary in Huntsville, the largest state prison in the Southwest.

AN ELECTRICALLY OPERATED remote control locking system and a sliding door construction were developed by Southern Steel 35 years ago and have been adapted by other jail manufacturers since then.

A graduate of Baylor University, Youngblood has nine grandchildren and one grandchild. He is on the board of deacons at Trinity Baptist Church.

Youngblood has been concerned with business as well as crime and its prevention.

On the board of directors of the National Association of Manufacturers since 1953, he served on its legislative committee. He was president of the Texas Manufacturers Association in 1953, and is presently on the board of directors.

In 1960, he completed a continuous 30-year tenure as a director of the San Antonio Manufacturers Association.

He is a past president of the San Antonio Board of Education and has been a member of the Rotary Club for 29 years.

A director of the Greater San Antonio Development Committee and the Research and Planning Council, he is a past director of the San Antonio Chamber of Commerce and is also a member of the National Chamber of Commerce.

A BOARD MEMBER of the San Antonio Council for Visually Impaired Children, he recently was appointed to the advisory council for the Texas Association for Mentally Retarded Children.

More of his San Antonio activities include membership of the planning boards of the city and county, the San Antonio Citizens Council, the Community Welfare Council and the San Antonio Association for Retarded Children.



HULL YOUNGBLOOD SR.

### Largest Jail Maker Trying To End Need for Prisons

*San Antonio Express/News, Saturday, 16 May 1964, p. 15-A.*



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

## Youngblood, S.A. Civic Leader, Dies

Hull Youngblood Sr., 75-year-old business and civic leader, died Thursday, *Oct. 2, 1969*



**Youngblood**

Services for Youngblood, who lived at 509 Howard St., will be at 10 a.m. Saturday at Trinity Baptist Church. Burial will be in Mission Burial Park under direction of Porter Loring. A native of Montgomery, Ala., Youngblood was brought to San Antonio with his family as a child. After attending San Antonio public schools he was graduated from Baylor University.

At the time of his death, Youngblood was still active in

two local companies, Southern Prison Co. and Southern Steel Co., which was founded by his father and two uncles in 1897, and where Youngblood started working as a nine-year-old and eventually became president, general manager, and chairman of the board of both companies.

The companies built interiors for jails and prisons all over the nation, including the Riker's Island Penitentiary in New York City and the Texas State Penitentiary in Huntsville. As early as 1929 the companies were installing electronically operated remote control locking systems with sliding doors.

Youngblood was a director of the Texas Citizens Committee of the National Council of Crime and Delinquency, which sought new ways of combatting juvenile crime. One result of the committee's work was the construction of Mountain View School for Boys at Gatesville without bars — only a chain link fence around it to give the boys more freedom.

In 1941 Youngblood was appointed by President F. D. Roosevelt to be coordinator for the Defense Contract Service, Office of Production Management, in the San Antonio area.

Via <https://www.findagrave.com/memorial/50138735/hull-bunyan-youngblood>.

## Materials Submitted by Applicant

# Statement of Significance

## 1025 W Huisache

### Architectural Description

This property is a classic craftsman bungalow, with prominent masonry columns, a large offset front porch, brick fireplace, built-ins cabinetry, and large windows. The home includes original floors, windows, trim and the original kitchen.

### Property History

The home was built in 1924. In the 50s, it was subdivided into three apartments, but it has since been recombined into a single-family home.

### 1924 advertisement for a maid

WANTED—Reliable woman to do cooking and general housework. Mrs. H. H. Thompson, 1025 W. Huisache Ave. City.

WANTED—White woman for cooking and general kitchen work in single hotel. Address Box 35, Stockdale, Tex.

CIVIL SERVICE APPLICANTS—Instruction given in filling out applications and coaching for cooking stenographic typist examination. Full instruction \$1 given any time after 8 p. m. week days. Crowder Sch.

NEED 25 experienced power machine operators to sew shirts and pants. 411 W. Commerce St.

TEK experienced power machine operator on dresses only. Bell Mfg. Co. 122 W. Commerce St. corner S. Texas.

COMPETENT stenographer, wholesale experience and understand dicta-

WANTED—First-class clerical talent, excellent, 770-1, 1730 Broadway.

WANTED—Presser on city Brown's Cig. & E. Nueces St.

WANTED—Boy for making Donnelly's Confectionery.

WANTED—Colored chauffeur; only efficient persons considered. A. Williams St.

STY collectors, best price city. Apply 323 Alameda Shoe Repair. April and 10.

WANTED—Two young men, experienced, no expense if you are looking for your own future. Trade while learning, travel paid. See E. C. Deason, Inc.

HANDY TRADE—Learn senior and post graduate scholarships. H. College, 1202 Congress Texas.

SEND A MONTH to dist-

### 1948 home for sale

**EXTRA SPECIAL**  
**1025 W. HUISACHE**  
**OPEN FROM 3 TO 6**  
 Eight-room bungalow. four bedrooms, 2 baths. Beautiful front porch. Lots of closet space. Two Coleman floor heaters. Best of neighborhood. This home is in a class by itself. 2-car garage. Servant's quarters with plumbing. Come in and see this. Biggest bargain in town for less than \$14,000. Sales Dept. G-5711, Realtor.

More details about the original residents can be found below.

### Criteria

*3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;*

This property was the home of Hull and Ruby Youngblood and their children. Hull Youngblood (1894-1969) was the president and CEO of Southern Steel, a company founded in San Antonio in 1897 by his father and uncle. The company still exists and in 2002 (if not still) was the world's largest supplier of jail equipment.

**Youngblood,  
S.A. Civic  
Leader, Dies**

Hull Youngblood Sr., 75-year-old business and civic leader, died Thursday, Oct. 2, 1969.

Services for Youngblood, who lived at 509 Howard St., will be at 10 a.m. Saturday at Trinity Baptist Church. Burial will be in Mission Burial Park under direction of Porter Loring.

**Youngblood** A native of Montgomery, Ala., Youngblood was brought to San Antonio with his family as a child. After attending San Antonio public schools he was graduated from Baylor University.

At the time of his death, Youngblood was still active in two local companies, Southern Prison Co. and Southern Steel Co., which was founded by his father and two uncles in 1897, and where Youngblood started working as a nine-year-old and eventually became president, general manager, and chairman of the board of both companies.

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In 1941 Youngblood was appointed by President F. D. Roosevelt to be coordinator for the Defense Contract Service, Office of Production Management, in the San Antonio area.



Their son David Hull Youngblood (1926-2002) grew up in the home and was later also president of Southern Steel. Because of his strong conviction that education and training could lead to rehabilitation, Mr. Youngblood was an originator of early work-release and job training programs in Texas and the US. He was appointed to the National Alliance of Business by Presidents Lyndon Johnson, Gerald Ford, Jimmy Carter and Ronald Reagan and later appointed to the Private Industry Council by Ronald Reagan. He received Presidential Citations for exemplary service in job creation from Presidents Gerald Ford, Jimmy Carter and Ronald Reagan. These pioneering efforts were instrumental in the creation of the Job Training Partnership Act of 1982. Mr. Youngblood was appointed by Governors Mark White and Bill Clements to the Texas State Job Training Coordinating Council. He expanded job creation in Texas through service on State Advisory Council of the Texas Employment Commission, as Chairman and Life Member of the Senior Council of Texas Manufacturers Association, as a Member of the Association of Business and Chambers of Commerce. He served as Director of

the Greater San Antonio Chamber of Commerce, Director of the San Antonio Area Foundation, and a longtime member of the Downtown Rotary Club of San Antonio.



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*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;*

Craftsman bungalow

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*10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;*

Located in Beacon Hill, a neighborhood conservation district.

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Sources: the San Antonio Conservation Society, historic newspapers, obituaries





1025



1025

















## Rachel Rettaliata (OHP)

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**From:** Julie Gudgel <juliet.gudgel@gmail.com>  
**Sent:** Tuesday, January 11, 2022 11:13 AM  
**To:** Office Of Historic Preservation  
**Subject:** [EXTERNAL] 1025W Huisache Ave-HDR

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good day,

As a resident of Beacon Hill I am writing to show my SUPPORT for the Hubbeling family who live at 1025W Huisache Ave.

We wholeheartedly support their request for a local landmark designation for their property and hope that the historic and design review commission will do the same. I believe that their statement of significance really lays out why this home is such a large piece of our history here in San Antonio and deserves designation.

Julie Gudgel

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.\*\***

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.