

HISTORIC AND DESIGN REVIEW COMMISSION
August 16, 2023

HDRC CASE NO: 2023-287
ADDRESS: 819 FREEMAN DR
LEGAL DESCRIPTION: NCB 11519 BLK C LOT W, IRR 104.28 FT OF 36
ZONING: R-5
CITY COUNCIL DIST.: 7
APPLICANT: Felicia Gonzales
OWNER: GONZALES FELICIA & GONZALES CELESTINE &
GONZALES JOVONNE
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Charles Gentry

REQUEST: The applicant is requesting a Finding of Historic Significance for 819 Freeman Dr.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding

of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

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.

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;**
- 11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;**
- 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:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The structure at 819 Freeman Dr is a two-story Tudor Revival residence built c. 1929 by the American Building Company as a model home for the Woodlawn Hills developers G & H Hagelstein. Advertisements for Woodlawn Hills appealed to families that desired a more rural feel with large lots and deep setbacks. In 1929, a newspaper advertisement included a large elevation of this home that had just been completed, along with three other “English suburban manors.” By 1930, classified ads indicate that American Building Company was in receivership and advertised this structure (3745 W Woodlawn) for sale. The home was sold in 1934 to Walter and Frances Henshaw and then again to JG and Ila Callan in 1937.
The Callans were part of a prominent ranching family from Menard County. J.G. “Buddy” Callan managed the local branch of Fort Worth based Cassidy Livestock Commission Company, operating ranches in Menard and Atascosa counties. His son Francis also worked at the Cassidy office in the Union Stockyards. Francis and his family later lived on Sunshine Dr, not far from his childhood home. Buddy died in 1960, and Ila “Doll” sold the home to the Gonzales family in 1962. Lonzo “TK” and Joventina “Willie” Gonzales were married in 1949. Willie moved to San Antonio from Stockdale in 1944 to attend Draughon’s Business College. TK served during WWII and later owned and operated Gonzales Garage with his brother. TK and Willie raised their seven children in their home at 819 Freeman. The Gonzales family continues to own and reside there over sixty years later.
- c. **SITE CONTEXT:** The Woodlawn Hills neighborhood was subdivided in 1923. George Hagelstein purchased the land from Bruce Waring, who had a large home on the property, in 1921. Waring bought the property in 1907 from W. H. Taliaferro and Adolph Wilbacher. The surrounding area included several ranches and dairies, including Sunshine Ranch operated by the Maverick Family and St. Cloud Dairy. The

Waring home still stood on the property at the time of purchase; today it is located on the campus of the International Bible School at 101 Faith Dr. Today the neighborhood still maintains its rural feel with large lots and deep setbacks. The architectural styles are eclectic with a mixture of large 1920s revival styles and later mid-century infill.

- d. **ARCHITECTURAL DESCRIPTION:** The residence at 819 Freeman is a two-story Tudor Revival style structure with varied exterior materials including fieldstone and wood/stucco to create a half-timber effect. The composition shingle roof has front-facing overlapping gables, a side gabled wing, and gabled and shed dormers. Original windows have been replaced with two over two metal windows, maintaining the original fenestration pattern of the design. The front door features a distinctive cast stone door surround with a tudor arch and tabbed masonry detail. The chimney on the rear façade is fieldstone crowned with decorative chimney pots. There is an unusual hexagonal two story tower on the rear elevation. Alterations include a carport with a shed roof on the west elevation and a carport with a flat roof in the rear. On the eastern elevation a recessed screened porch is tucked under catslide roof. The porch exterior has decorative framing with large timbers that have the appearance of being hand-hewn. Half-timbering is unusual on the first floor, but on this property it appears both on the main structure and on the two story garage located to the west of the residence. Some of the windows on the garage as well as in the rear of the main structure have diamond shape panes; it is likely that these were the original design of most, if not all, of the windows.
- 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 Hagelsteins, prominent local developers that subdivided and lived in Woodlawn Hills in the 1920s and 1930s, and the Callan family, prominent ranchers operating a livestock company at the Union Stock Yards for decades.
 - 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 excellent example of the Tudor Revival “English suburban manor” with character defining features including field stone and half-timber exterior, unique roof form, distinctive cast stone door surround, half-timber two story garage, and large lot with deep setback.
 - 11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** as the multigenerational home of the Gonzales family from 1962 through today, representing a significant social tradition in San Antonio of maintaining multi-generational households and ownership.
 - 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;** one of the model homes built for the Woodlawn Hills development in the late 1920s.
- 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 819 Freeman Dr. to the Zoning Commission and to the City Council based on findings a through f.

City of San Antonio One Stop



August 11, 2023

1:1,000

drawGraphics_poly

 User drawn polygons

 CoSA Addresses

 Community Service Centers

 Pre-K Sites

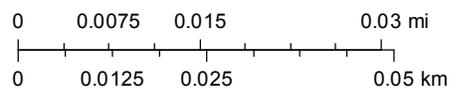
 CoSA Parcels

 BCAD Parcels

 Recorded Plats

 Preliminary Plats

 COSA City Limit Boundary



Bexar CAD

Property Search Results > 485532 GONZALES FELICIA & GONZALES CELESTINE & GONZALES JOVONNE for Year 2023

Tax Year: 2023

Property

Account

Property ID:	485532	Legal Description:	NCB 11519 BLK C LOT W, IRR 104.28 FT OF 36
Geographic ID:	11519-001-0370	Zoning:	R-5
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	819 FREEMAN DR SAN ANTONIO, TX 78228	Mapsc0:	580F7
Neighborhood:	BROADVIEW/QUILL (NS/SA)	Map ID:	
Neighborhood CD:	99049	E-File Eligible	

Owner

Name:	GONZALES FELICIA & GONZALES CELESTINE & GONZALES JOVONNE	Owner ID:	3183186
Mailing Address:	819 FREEMAN DR SAN ANTONIO, TX 78228-3838	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$276,750	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$73,250	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$350,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$350,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$350,000	

Taxing Jurisdiction

Owner: GONZALES FELICIA & GONZALES CELESTINE & GONZALES JOVONNE
 % Ownership: 100.000000000000%
 Total Value: \$350,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$350,000	\$277,000	\$65.56
08	SA RIVER AUTH	0.018360	\$350,000	\$336,000	\$61.69
09	ALAMO COM COLLEGE	0.149150	\$350,000	\$345,000	\$514.57
10	UNIV HEALTH SYSTEM	0.276235	\$350,000	\$332,500	\$918.48
11	BEXAR COUNTY	0.276331	\$350,000	\$280,000	\$773.73
21	CITY OF SAN ANTONIO	0.541610	\$350,000	\$280,000	\$1,516.51
56	NORTHSIDE ISD	1.190100	\$350,000	\$250,000	\$2,975.25
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$350,000	\$350,000	\$0.00
Total Tax Rate:		2.475454			
				Taxes w/Current Exemptions:	\$6,825.79
				Taxes w/o Exemptions:	\$8,664.09

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 2665.0 sqft **Value:** \$270,595

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - SB		1925	1293.0
AG	Attached Garage	G - SB		1925	420.0
UTL	Attached Utility	G - NO		1925	21.0
ENC	Enclosure	G - NO		1925	160.0
LA2	Living Area 2nd Level	G - SB		1925	1372.0

Improvement #2: Residential **State Code:** A1 **Living Area:** sqft **Value:** \$3,111

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	A - NO		1975	520.0

Improvement #3: Residential **State Code:** A1 **Living Area:** sqft **Value:** \$3,044

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	A - NO		1975	510.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.3390	14768.00	0.00	0.00	\$73,250	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$276,750	\$73,250	0	350,000	\$0	\$350,000
2022	\$320,400	\$66,600	0	387,000	\$50,113	\$336,887
2021	\$333,830	\$53,020	0	386,850	\$80,589	\$306,261
2020	\$347,680	\$40,020	0	387,700	\$109,281	\$278,419

2019	\$285,380	\$40,020	0	325,400	\$72,292	\$253,108
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Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/24/2018	DC	DEATH CERTIFICATE	GONZALES JOVENTINA L/E	GONZALES FELICIA & GONZALES CELESTINE & GONZALES JOVONNE			142-18-201983
2	8/11/2014	Deed	Deed	GONZALES JOVENTINA L/E	GONZALES JOVENTINA L/E	16813	2395	20140136663
3	1/22/2003	Deed	Deed		GONZALES, LONZO ET AL	9789	1710	0

**Protest status and date information current as of Aug 11 2023
2:25AM.**

**2023 and prior year appraisal data current as of Aug 4 2023 7:02AM
For property information, contact (210) 242-2432 or (210) 224-
8511 or email.**

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



HISTORIC PRESERVATION

Historic Assessment

Property Address: 819 Freeman Dr

1. Application Details

Applicant: Felicia Gonzales
Type: Historic Landmark Designation
Date Received: 8 July 2023

2. Findings

The structure at 819 Freeman Dr is a two-story Tudor Revival residence built c. 1929 by the American Building Company as a model home for the Woodlawn Hills developers G & H Hagelstein. It is located in City Council District 7. The current owners are Felicia, Celestine, and Jovonne Gonzales.

The Woodlawn Hills neighborhood was subdivided in 1923.¹ George Hagelstein purchased the land from Bruce Waring, who had a large home on the property, in 1921.² Waring bought the property in 1907 from W. H. Taliaferro and Adolph Wilbacher.³ The surrounding area included several ranches and dairies, including Sunshine Ranch operated by the Maverick Family and St. Cloud Dairy. The Waring home still stood on the property at the time of purchase; today it is located on the campus of the International Bible School at 101 Faith Dr.

Advertisements for Woodlawn Hills appealed to families that desired a more rural feel with large lots and deep setbacks. The neighborhood predated the paving of many of the main roads in the area, including Donaldson, Sunshine, Callaghan, St. Cloud, and Woodlawn (which includes what is now Freeman).⁴ George and Henry Hagelstein's families lived in the neighborhood as early as 1922.⁵

In 1929, a newspaper advertisement included a large elevation of this home that had just been completed, along with three other "English suburban manors."⁶ By 1930, classified ads indicate that American Building Company was in receivership and advertised this structure (3745 W Woodlawn) for sale. The home was sold in 1934 to Walter and Frances Henshaw and then again to JG and Ila Callan in 1937.⁷

The Callans were part of a prominent ranching family from Menard County. J.G. "Buddy" Callan managed the local branch of Fort Worth based Cassidy Livestock Commission Company, operating ranches in Menard and Atascosa counties. His son Francis also worked at the Cassidy office in the Union Stockyards. Francis and his family later lived on Sunshine Dr, not far from his childhood home. Buddy died in 1960, and Ila "Doll" sold the home to the Gonzales family in 1962.

Lonzo "TK" and Joventina "Willie" Gonzales were married in 1949. Willie moved to San Antonio from Stockdale in 1944 to attend Draughon's Business College. TK served during WWII and later owned and

¹ Bexar County Clerk property records, Volume 642 p 95.

² "Buys Large Tract," *San Antonio Light*, 12 May 1921, p. 20.

³ "Realty and Building," *San Antonio Express*, 7 December 1907, p. 9 and 24 December 1907, p. 12.

⁴ "Big Road Project for Hill District," *San Antonio Express*, 7 September 1930, p. 2C.

⁵ "San Antonio Society," *San Antonio Evening News*, 14 December 1922, p. 8.

⁶ "4 Beautiful Rock ABC Homes Open Today In Woodlawn Hills," *San Antonio Light*, 17 February 1929, p. 7-4.

⁷ Bexar County Clerk property records, Volume 1442 p 104; Volume 1597 p.543.



HISTORIC PRESERVATION

operated Gonzales Garage with his brother. TK and Willie raised their seven children in their home at 819 Freeman.⁸ The Gonzales family continues to own and reside there over sixty years later.

3. Architectural Description

The residence at 819 Freeman is a two-story Tudor Revival style structure with varied exterior materials including fieldstone and wood/stucco to create a half-timber effect. The composition shingle roof has front-facing overlapping gables, a side gabled wing, and gabled and shed dormers. Original windows have been replaced with two over two metal windows, maintaining the original fenestration pattern of the design. The front door features a distinctive cast stone door surround with a tudor arch and tabbed masonry detail. The chimney on the rear façade is fieldstone crowned with decorative chimney pots. There is an unusual hexagonal two story tower on the rear elevation. Alterations include a carport with a shed roof on the west elevation and a carport with a flat roof in the rear.

On the eastern elevation a recessed screened porch is tucked under catslide roof. The porch exterior has decorative framing with large timbers that have the appearance of being hand-hewn. Half-timbering is unusual on the first floor, but on this property it appears both on the main structure and on the two story garage located to the west of the residence. Some of the windows on the garage as well as in the rear of the main structure have diamond shape panes; it is likely that these were the original design of most, if not all, of the windows.

Character-defining features of 819 Freeman Dr include:

- Field stone and half-timbering on exterior
- Roof form with overlapping gables, catslide (sweeping curve), hexagonal tower, and dormers
- Cast stone door surround
- Half-timber two story garage
- Large lot and deep setback maintaining a rural feel

4. Landmark Criteria

The property meets three 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;** For its association with the Hagelsteins, prominent local developers that subdivided and lived in Woodlawn Hills in the 1920s and 1930s, and the Callan family, prominent ranchers operating a livestock company at the Union Stock Yards for decades.
- **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 excellent example of the Tudor Revival “English suburban manor” with character defining features including field stone and half-timber exterior, unique roof form, distinctive cast stone door surround, half-timber two story garage, and large lot with deep setback.
- **11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** as the multigenerational home of the Gonzales family from 1962 through today, representing a

⁸ Obituary of Joventina “Willie” *Rodriguez* Gonzales, < <https://www.findagrave.com/memorial/195673632/joventina-gonzales>>.



HISTORIC PRESERVATION

significant social tradition in San Antonio of maintaining multi-generational households and ownership.

- **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;** one of the model homes built for the Woodlawn Hills development in the late 1920s.

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 819 Freeman Dr meets this threshold. Further research may reveal additional significance associated with this property.



Figure 1: Front facade of 819 Freeman

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

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



HISTORIC PRESERVATION

New Woodlawn Hills Golf Course This Winter



Another golf course is promised for San Antonio. A total of 120 acres of land in Waring Hills, a new addition a short distance from San Antonio on the Bandera road, has been set aside by the owners, George Hagelstein and Henry Hagelstein, for a new golf club, it was announced Saturday. The magnificent residence on the crest of Waring Hills, erected several years ago by Bruce Waring, well-known writer who later removed to California, will be available as a club house, it was stated.

George Hagelstein and Henry Hagelstein, together with Judge C. A. Davies, have begun the work of organizing the new club which will be capitalized for \$80,000. The club will be open to members and to all others upon the payment of a fee.

It was stated Saturday by George Hagelstein that the project has the endorsement of the Chamber of Commerce and other San Antonio civic bodies. It is probable, he added, that the course may be made ready for play by January 1.

The extension pavement pavement

on Woodlawn avenue to what has heretofore been known as Waring Hills Estates, but now named "Woodlawn Hills Estates" had been agreed upon by city and county officials. Woodlawn avenue is now paved with bitulithic from McCullough street to Fredericksburg road, which stretch is featured with middle parking, making one of the most beautiful thoroughfares in the city. From Fredericksburg road to Zarzamora street is it paved with rock asphalt.

The extended paving will be carried west passing West End Lake on the north, and cut to the Bandera Road and Woodlawn Hills. The contemplated paving on Cincinnati avenue around the south side of the lake will thus complete a loop around this body of water.

This improvement is in keeping with the plan for a fourth golf course for San Antonio on the crest of Woodlawn Hills. The beautiful residence and grounds will be transformed into a spacious club-house. In the five acres surrounding the club-house there are

suitable sites for the tennis courts and open air bathing beach, which will be for the exclusive use of club members and their guests.

The 115-acre golf course will be semi-public to provide facilities for tournaments and tourists who prefer a private grounds to the more congested municipal links. The site of the course was selected by John Bredemus, golfing authority, who made an inspection of the grounds at the request of the San Antonio Golf Association. In commenting upon the site Mr. Bredemus said:

"There is a tract in this locality with many fine Oak and Hackberry trees, with a number of dry creek beds and with good rolling land. There is no doubt that a fine golf course could be constructed on this part of the estate."

The carrying out of the paving extension caused the Hagelsteins to change the name of the tract from Waring Hills to Woodlawn Hills. The plan for the fourth golf course has been endorsed by the city, the Chamber of Commerce and others.

Figure 2: San Antonio Light 30 July 1922, featuring the Waring Estate in the background of image



HISTORIC PRESERVATION

PART SEVEN

THE SAN ANTONIO LIGHT

SUNDAY, FEBRUARY 17, 1939

Stowers Ranch of 8227 Acres Sells for \$492,000 Cash

CHAPMANS, OF WAXAHACHIE, BUYERS

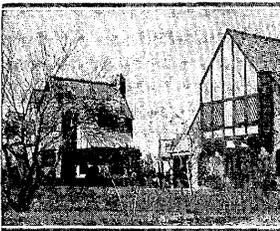
No Improvement Announced: Ranch Largest Bexar Tract in One Title.

The Stowers ranch, largest tract of land in Bexar county under one title in one of the best lawson pine groves in the state, was sold to the late Mrs. A. Chapman of Waxahachie, Texas, for a cash consideration of \$492,000. The Chapman family is well known in Texas and land investors.

IDEAL SITE. The ranch, however, has long been known as one of the most ideal sites for a large hotel or resort. It is situated on a high plateau overlooking the city of San Antonio. The ranch is well watered and has a fine view of the city and the surrounding country.

FORMER OWNERS. The property was purchased from the late Mrs. A. Chapman, who was the widow of the late A. Chapman, a prominent citizen of San Antonio. The ranch was owned by the Chapman family for many years.

A. B. C. OPENS FOUR



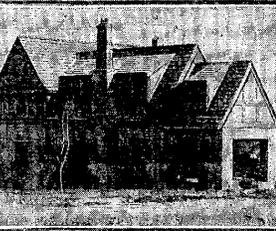
Four beautiful rock, stucco and concrete homes are being opened in Woodlawn Hills by the American Building company. One will be completely draped

WOODLAWN HILLS HOMES



houses are typical suburban structures and are well suited to the beautiful location in Woodlawn Hills, Bexar county.

125 BUILDINGS ARE STARTED IN WEEK



Construction activity in San Antonio continues to climb and during the past week, more than 125 buildings were started. They are costing about \$250,000.

Activity Includes 56 New Homes: 323 Deals Total \$825,143.

Construction activity in San Antonio continues to climb and during the past week, more than 125 buildings were started. They are costing about \$250,000.

NEW LULLWOOD HOME COMPLETE

This appealing home is one of several on Lullwood Avenue recently completed by Robert McCorough. It is an English type rock house with English tile roof.

Plans Under Way For Two Duplexes

Plans are being drawn for two duplexes at the corner of McCallum and Lullwood avenues. The Payne unit system of warm air heating is used.

Highway Work at Miranda City Let

Highway work at Miranda City has been awarded to the contractor. The contract is for a 1.5 mile section of highway.

Many New Homes Begun in San Saba

Many new homes are being started in San Saba county. The county is one of the most rapidly growing in the state.

Four Everlasting Homes Open In Woodlawn Hills



The American Building Company has just completed four beautiful homes in Block C of Woodlawn Hills that fit with the type of development under way here. They are furnished and open for inspection.



Have you seen Woodlawn Hills Terraces? The terraces are high above San Antonio. See this beautiful addition now being developed. Drive out Sunday or be our guest on our sightseeing tour and barbecue each Monday, Wednesday and Friday.

Direction—Drive west on Woodlawn avenue to top of hill, or turn to right on Bandera Highway. Stop for information at the radio towers.

WOODLAWN HILLS
"In the Hills"
G. & C. Hagelstein, Realtors
COMMUNITY BUILDING
310 N. St. Mary's
Crockett 6069

S. A. BUILDING'S TEMPERATURE IDEAL

Considerable technical history of the work of ventilation fans and building to climate. The conditions of the air in the building are of great importance to the health and comfort of the occupants.

ANOTHER NEW HANDY ANDY
Handy Andy Community House of San Antonio is a fine example of modern building. It is a two-story building with a modern design.

S. R. Cowart New Sales Manager National Realty

S. R. Cowart is now sales manager of National Realty company. He has been in the real estate business for many years and is well known in the city.

Builders Launch Building Program in West Texas

Woodward and Harbin, specialists in ready cut houses, begin work, first east of New Braunfels, and announce a new department specializing in the construction of buildings and industrial buildings for West Texas.

Country and suburban progress of all kinds, from small homes to large mansions, are offered in the Classified Section.

LUMBER DIRECT FROM MILL

Builders save from \$100 to \$200 on a kind of mill lumber, shipping, stack, door and hardware by ordering from our mill. Five million feet of high grade lumber to stock. You asked for nothing. We delivered perfect. Save on each and every cent. Write for our price list. Allen Mfg. Co., Ltd. Box 111-11, Shepards, La.

4 BEAUTIFUL ROCK ABC HOMES OPEN TODAY IN WOODLAWN HILLS

With every urban convenience, these English suburban manors are reasonably priced on convenient terms

YOU have been talking for years about getting out on a hill, with your home, to look down upon the city and its turmoil from your pinnacle of peace, where your home is your castle, and you have elbow room. An orchard. A garden. Flowers. Trees. Beautiful breeze. You have made the picture yourself many times.

All this before has meant giving up at least some of the city conveniences and comforts. But not so now, with these new ABC Everlasting homes just completed in Woodlawn Hills upon one of the highest hills in the Hills.

Open today for the first time, one of them completely furnished and equipped by the King Furniture Co. All of them artistically draped. Each truly an Everlasting home. Opening the way to the dream you have had.

More complete, each one of them, in convenience and comfort than most city homes. Properly heated throughout. Adjacent to schools. Just a few more minutes downtown than your present journey. Away from city taxes. Ready for occupancy and enjoyment upon a minute's notice, and no extra expenses before moving in.

Drive out to these ABC English suburban manors today. Homes open all day and visitors are invited without obligation. See directions for coming out, to the right.

AMERICAN BUILDING COMPANY

How to Reach Woodlawn Hills Everlasting Homes! Walk out Woodlawn avenue west to the Protestant Organ home at the intersection of Bandera road. Either cross the Bandera road, continuing west on the paved Bandera road, continuing to Main Street, turning left on Main Street to Woodlawn drive, and south on Woodlawn drive direct to the house. Or, turn northeast at the Organ home on the paved Bandera road, continuing to Main Street, turning left on Main Street to Woodlawn drive, and south on Woodlawn drive direct to the house.

Office REAL ESTATE BLDG. PHONE, Ct. 8349

**Poole Family
Bring Brahmas
To So. Texas**

Persons interested in LaSalle county give first thought to it as a breeding country; and reaching at this section naturally only to mind, a famous and colorful breed of fowls, the Brahmas. Large quantities of the Brahmas are available for the unassisted growth of the Brahmas cattle industry in this section to W. H. "Chub" Poole, owner of the T. H. Poole & Son ranch, and a cowboy of the old school.

When the Brahmas cattle were first being introduced into this country, "Chub" Poole listened to all the tales and read all he could find to read about this beautiful breed. In the end, he decided that it was the very animal for the job.

STARTED 20 YEARS AGO

Back in about 1923 or 1924 he bought the first Brahmas bulls. They were imported from Texas, and though they were not full bloods, they were the best that could be obtained at that time. He placed them in his ranch near Comstock and Poole says he never intended to use this "drowsy looking animal."

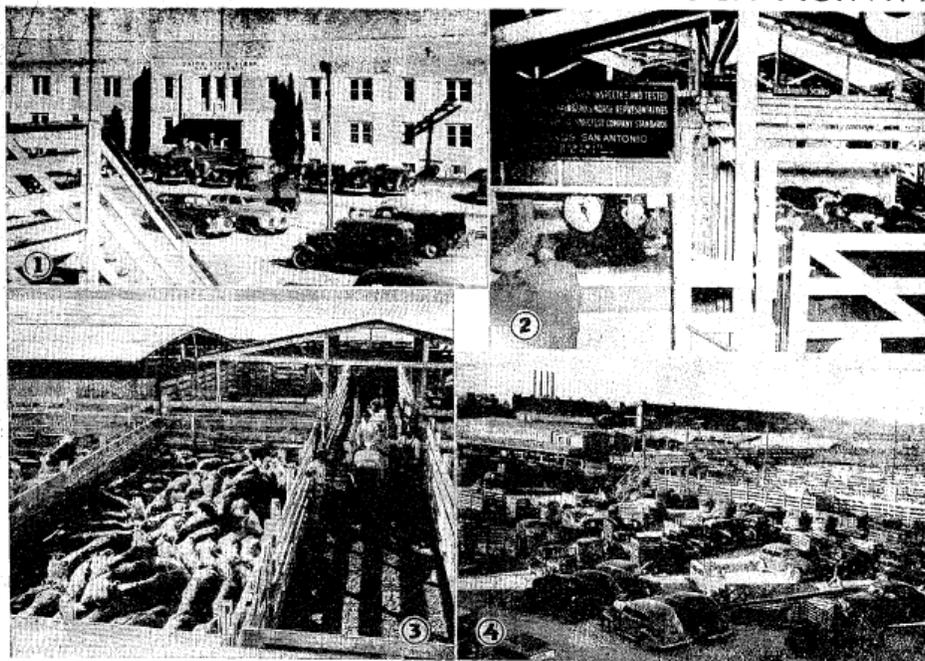
In 1925 he secured the first full blood Brahmas bulls. There were 15 of them and they cost Poole a heavy price by the time they reached Comstock. They were taken from New Orleans; but owing to some government regulations, were not allowed to be quarantined. They were then sent on to New Orleans, from which point they were taken through Mexico to Comstock. They were then taken to the United States and then on to Comstock. The ranch was over 500 miles on route.

TOP NOTCH BREED

In 1927 W. H. Poole and his son, "Babe," bought the famous latter hand of 16 Brahmas cows from the same place. They have been building up one of the finest herds of Brahmas cattle in Southwest Texas. Cattle buyers from all over the country to Comstock to buy the famous "Poole Brahmas bulls." All of these animals are subject to registration.

"Chub" Poole has after many years work in the breeding and raising of cattle, passed on to his son, Babe, his experience and has retired to the life of a cowboy. Sheriff Poole still has a deep interest in the cattle business and takes pride in selling his friends just his own in Comstock in his territory, producing the record as the Brahmas breeder of Texas.

UNION STOCK YARDS SCENE OF MUCH ACTIVITY



This group of pictures made at the Union Stockyards, San Antonio show there is much activity on the market daily. Photo No. 1 is Livestock Exchange building which houses offices of the Stockyards company, Commission firms and all other important business offices. No. 2 shows great fat steers being weighed on Unit-O-Matic scales, some of the modern equipment of the yards; No. 3 is hay train tractor and cars with crew servicing the feed press; No. 4 parking lot scene at Union Stockyards, inside the day before the railroads became effective. The Union Stockyards of San Antonio occupies approximately 31 acres of land.

**Bar Nothing
Outstanding
Turkey Farm**

One of the most outstanding turkey breeding programs in Texas is being carried on at the Bar Nothing ranch in central Texas. The ranch is owned by H. D. Jones, who has developed a program for producing top quality broad-breasted turkey breeding stock.

In order to get a great breeding stock of broad-breasted turkeys Jones purchased several acres from some of the outstanding flocks in the country and followed a feeding program that would produce top quality market turkeys and breeding stock.

Two years ago with the help of poultry architect expert Mr. Whitcomb, George P. MacCallister, extension poultry inspector, advised Jones in selecting his breeding stock. At that time it was suggested that he select up some breeding pairs and do this by using birds in order to produce some individuals in the families of turkeys and to also preserve healthy stock.

QUALITY AS H. O. P. BREED

The Bar Nothing turkey farm is operating under the Texas turkey improvement program as an H. O. P. flock, and in order for turkey to qualify as H. O. P. birds, the first condition is that the turkey must be produced on a farm from February 1 to June 15 of each year of which 75 per cent must be on all eggs set. In the first year of each breeding season, seven birds had qualified for their pedigree. The first year of these birds were produced, they had reached maturity, several flocks had passed a field examination as far as body, body conformation and ability were concerned. They were selected and were produced on H. O. P. turkey farms. The H. O. P. breeding record of performance. One of the outstanding turkeys produced on the Bar Nothing farm was a male turkey, which had 90 eggs and hatched 90 chicks. All of these were of excellent type and were selected as breeders.

TWO YEARS AHEAD

In addition to the top notch birds also is carrying a flock of 100 selected hens raised with H. O. P. male birds, for the purpose of selling breeding pairs. The eggs were known to advance far back eggs and before the females were selected one hatchery, had looked the birds over of light. Another hatchery from Wisconsin visited the male during the fall and, looking over the Jones flock of turkeys, stated that it was as well as a flock of broad-breasted turkeys as he had seen, and would be able to produce all of the eggs for his own hatchery.

CASSIDY OFFICE STAFF



Cassidy Commission company's office staff is pictured above. From left to right are: Mrs. Peggy Thompson; J. G. Callan (standing) general manager of the San Antonio branch; Francis Callan, office manager and Miss Dorothy Rutledge.

**Palomino Horse
Popular Long Ago**

The Palomino horse, an animal of which and this occurred three hundred years before Christ. The name of the grandson of the blood mentioned horse was El-Dorado, meaning gold coin. Whether or not this meant that the horse was golden color is not known but naturally one always such a coloration. In an Arabian book on horses, the author explains that through colored horses. This meant a cream or yellow.

One, a researching reader on horses, and a brother of horses every year, states that the book of Herodotus, written about B. C. 450, mentions several black, gray, white and bay horses. He says it is reasonable to believe that there were Palominos in that day, since the cross of a white and a sorrel or bay mare or vice versa will, on occasion, produce a Palomino. Herodotus' picture, "The Stage of Herodotus," painted in 1825, shows four Palomino horses, he remarks.

"The Palomino is not yet a breed, but some of the most extraordinary horse breeders of the nation have recognized the Palomino. He is

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--- Your Future Security ---



Figure 4: San Antonio Light, 7 March 1943



HISTORIC PRESERVATION

Obituaries

Final rites were conducted Monday at Porter Loring chapel for James "Buddy" Callan, 76, of 819 Freeman, prominent San Antonio rancher and livestock official.

Callan, a native of Menard and resident of San Antonio the past 35 years, died Saturday at a local hospital. He was a representative of the Stock Yards Loan co. of Kansas City many years, manager of Cassidy Livestock Commission co. of San Antonio for 15 years, and owned ranches in Menard and Atascosa county.

Survivors include widow, Ila Mae; stepsons, Marty Seay and Haby Seay, San Antonio; brother, Lawrence Callan, Menard, and sisters, Mrs. Aubrey Leveridge, East Bernard, and Mrs. Ray Holland, Junction.

Graveside services and interment were Monday afternoon in Menard.

Bradford O. Suggs 66 of

Figure 5: San Antonio Light, 7 November 1960



HISTORIC PRESERVATION



Figure 6: Joventina "Willie" (left) and Lonzo "TK" (right) Gonzales, courtesy www.findagrave.com.

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