



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.

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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>>.



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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

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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

WOMAN DIDIAM AT IS



HISTORIC PRESERVATION

PART SEVEN

THE SAN ANTONIO LIGHT

SUNDAY, FEBRUARY 17, 1929

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, one of the best known properties in this section of the country, and one of the most valuable north of San Antonio, between the Blanco and Fredericksburg roads, has been sold to Mrs. Texas A. Chapman of Waxahachie, Tex. The purchase price was \$492,000. The Chapman family is well known in Texas oil and land industries.

No immediate improvements are announced for the ranch, according to J. O. Chapman, well known Texas land owner, who represents the buyers, the new owner, in the deal.

IDEAL SITE.
The ranch, however, has long been known as one of the most ideal sites around San Antonio for a high-class suburban home improvement and new owner is said to consider the ideal site for such a project.

The ranch has 8227 acres and is bounded 500 on one side, it is just west of the city limits and is just north of the Fredericksburg road. It is 500 to 600 feet above the city and has a view of the city, the river and the mountains.

FORMER OWNERS.
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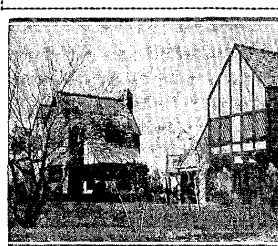
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A. B. C. OPENS FOUR



Four beautiful rock, stucco and concrete homes are being opened in Woodlawn Hills today. The homes are located on the side of a beautiful hill in Block C and are among the most attractive in this section of the city. The

homes are typical suburban structures and are well suited to the beautiful location in Woodlawn Hills. Builders state.

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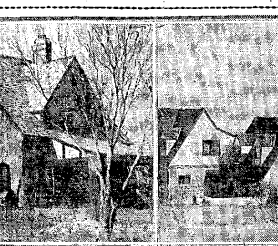
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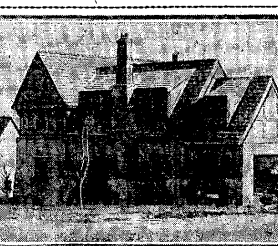
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125 BUILDINGS ARE STARTED IN WEEK



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.

The week's activity included 65 new buildings in the city limits costing \$250,000. There were 15 permits issued for these structures.

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Activity Includes 66 New Homes: 323 Deals Total \$825,143.



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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 development under way here. They are furnished and open for inspection. Drive out today or any day this week.



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.

Directions—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 COMMERCIAL BUILDERS

310 N. St. Mary's Crockett 6069 850 Bandera Hy. Woodlawn 2280

S. A. BUILDING'S TEMPERATURE IDEAL

Woodward and Harbin, specialists in ready-cut houses, begin work, just east of New Braunfels avenue, announce a new department specializing in the construction of buildings for the S. A. Building Co. of Houston, Texas. Mr. Thacker, formerly of Houston, Texas, has been in charge of the S. A. Building Co. for some time. He has been in charge of the S. A. Building Co. for some time. He has been in charge of the S. A. Building Co. for some time.

ANOTHER NEW HANDY ANDY

Handy Andy Community House of Texas, Inc., has begun a building at the corner of South Power and Twelfth streets in Houston, and will be ready for occupancy in 1929. The house will be a two-story building, with a total area of 10,000 square feet. It will be a two-story building, with a total area of 10,000 square feet. It will be a two-story building, with a total area of 10,000 square feet.

S. R. Cowart New Sales Manager National Realty

S. R. Cowart is now sales manager of National Realty company, Mr. Cowart is a member of the National Realty company, Mr. Cowart is a member of the National Realty company, Mr. Cowart is a member of the National Realty company.

Builders Launch Building Program in West Texas

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WOODLAWN HILLS HOMES

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. Healthful breeze. You have made the picture yourself many times.

WOODLAWN HILLS HOMES

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.

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WOODLAWN HILLS HOMES

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. Healthful breeze. You have made the picture yourself many times.

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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.

WOODLAWN HILLS HOMES

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Figure 3: San Antonio Light, 14 February 1929

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Poole Family Bring Brahmas To So. Texas

Persons interested in LaSalle county give first thought to it as a ranching country; and ranching in this section naturally calls to mind, a famous and colorful breed of cattle, — the Brahmas. Largely responsible for the phenomenal growth of the Brahman cattle industry in this section is T. H. "Chub" Poole, owner of the T. H. Poole & Son ranch, and a co-founder of the old school.

When the Brahman cattle were first being introduced into this country, "Chub" Poole listened to all the tales and read all he could find to learn about this southern breed. In the course of his studies it was the very animal for this section.

STARTED 30 YEARS AGO

Back in about 1912 or 1913 he bought the first Brothers brand. They were imported from India and though they were not full blooded, they were the best of the kind he talked at that time. He placed them on his ranch near Cotulla, and people came for miles around to see this "different looking animal."

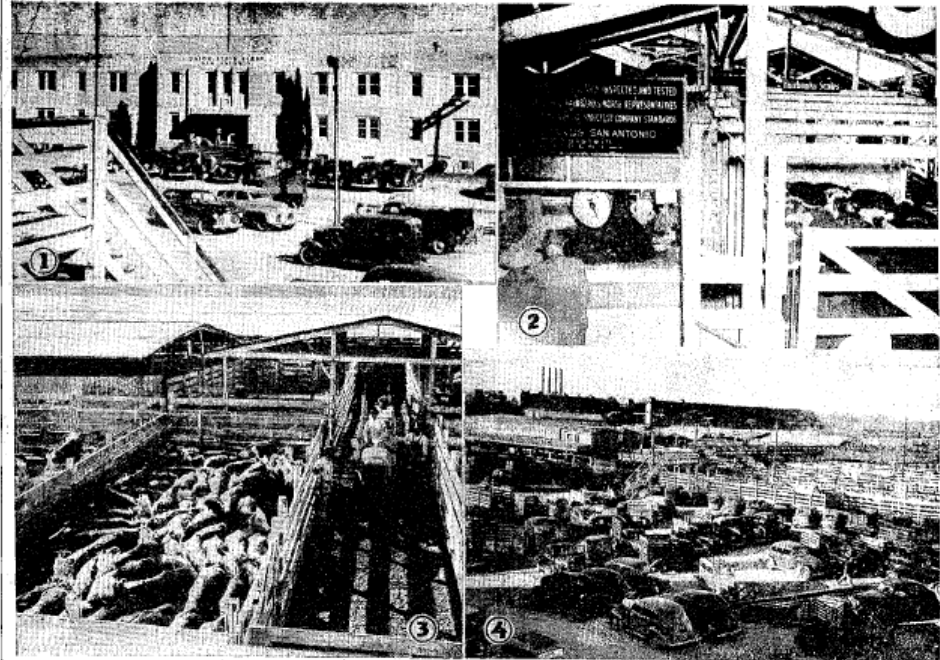
In 1923 he secured his first full blooded Indian horses. He had 15 of those, and they cost Pecos a large price by the time they reached Cotulla. They were first shipped to New Orleans; but owing to some government regulations they were allowed to be transferred. They were then sent on to Vern Cruz, Mexico, from which point they were trailed through Mexico to Eagle Pass. There they were crossed into the United States and sent to Cordova. The branch were over two years on route.

TOP NOTCH HERO

In 1929 T. H. Poole and his son, "Hugue," bought the famous Lan-ster herd of 160 Brahmas cows. Since that time, they have been building up one of the finest herds of Brahma cattle in Southwest Texas. Cattle buyers from all over the country to Colorado to buy the famous "Poole Brahma bulls." All of these Brahmas are subject to registration.

T. H. "Gus" Poole, has, after many years work in the breeding and raising of cattle, passed on to his son, Eugene, this experience and has retired to the life of keeping law and order in LaSalle county. Sheriff Poole still has a deep interest in the cattle business and takes pride in selling his friends just how his son is following in his footsteps, upholding the record as the greatest 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 grass fed steers being weighed on Print-O-Matic scales, some of the modern equipment at the yards; No. 3 is hay train tractor and

cars with crew servicing the foot pass; No. 4 parking lot scene at Union Stockyards, same day before fire riddling became effective. The Union Stockyards at San Antonio comprises approximately 34 acres of land.

Bar Nothing Outstanding Turkey Farm

One of the most outstanding turkey breeding programs in the country is being carried on at the Hatching ranch in Austin. The ranch is owned by H. D. James, who has developed a program for producing top quality broad-breasted turkey breeding stock.

In order to get a good foundation stock of broad-breasted turkeys, James purchased poult and hens from some of the outstanding flocks in the country and followed a breeding program that would produce top quality market turkeys and top quality stock.

Two years ago with the counsel of agricultural agent, Mr. Williamson, George P. McCutley, extensive poultry husbandman, started Japans in selecting his breeding stock. At that time it was suggested that he set up some breeding pens and display nesting work in order to establish more information on the families of turkeys and to make progressive selling work.

progeny testing turkey
QUALITY OF TURKEY EGGS, BEHNS.
 Dr. H. C. Hocking, turkey ranch, is
 operating under the Texas turkey
 improvement program as an O. P. P.
 breeder. He has been successful in
 attaining a high degree of uniformity
 in quality as R. O. P. birds. His
 annual production is really as big as
 from February 1 to June 1, 1934,
 and he has been able to produce
 100% of his eggs set. In the first
 year of WOP making quality was
 seven nets that qualified for
 the R. O. P. test. The quality of
 these birds were improved and
 they had reached maturity, so that
 they could produce a good number
 of eggs. The quality of the eggs
 was so good that they were
 taken as R. O. P. birds. The
 record of performance. One of the
 outstanding turkeys produced
 42 eggs, which laid 10 eggs and
 32 eggs. The quality of the eggs
 was of excellent type and all
 certified as brooders.

BIG YEAR AHEAD.—In addition to the trap and the 200 acres he is carrying a flock of 200 selected hens reared with a few choice birds, for the purpose of selling hatchery eggs. The birds were brooded in advance for three eggs, and long before the brooding season was selected one hatchery, he brooded the entire output of 200.

Another hatcheryman from Wisconsin visited the state during the first week of breaking out the stock of birds, stating that he was as untried a flock of brood-brooded, chickens as he had seen, and made an offer to purchase 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. C. Callan (standing) general manager of the San Antonio branch; Francis Callan, office manager and Miss Dorothy Rannels.

Palomino Horse Popular Long Ago

The Palomino horse, an animal that has risen to popularity so spectacularly in recent years that Texas has given it a rich background and was popular centuries ago. This is told in the authoritative history of the Palomino, written by Howard Chandler Christy, the artist, president and historian of the Palomino Horse Breeders of America, Inc. Cox is one of the most prominent breeders and has owned a foal-brood, and this occurred three thousand years before Christ. The name of the grandson of the above mentioned horse was 20-Distinct, getting Genit Cox. Whether or not the Palomino is a distinct genetic color is not known, but naturally one always takes a certain pride in an Arabian hawk or a Thoroughbred, and the Palomino. Through colored horses. This means a cream or palmer.

most browsers of the nation and the popularity of his lectures is attested by the size of the demand for the book. The publisher has received an order for 10,000 copies, says the publisher.

"The history of the Palestine land, necessarily be the history of all Semite-located nations, many of which have been the cradle of the human race," writes Cox. His history, in part, continues:

Cox, a researching reader of a source, and a brooder of human for many years, also that the book of Jeremiah, written about B. C. 580, mentions wheat, black, grey, and white, and says it is not possible to believe that three colors were used in the robe of the cross of a white steed and a sword or bay mare or vice versa with on occasion, produce a Palestine

The world's most ancient pedigree on horses is in Kefauk's stud book. The first horse that gave descent in Arab, was named Zed-

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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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