



# 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**

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  
**APPLICANT:** Felicia Gonzales/GONZALES FELICIA & GONZALES CELESTINE & GONZALES JOVONN  
**OWNER:** Felicia Gonzales/GONZALES FELICIA & GONZALES CELESTINE & GONZALES JOVONN  
**REQUEST:**  
The applicant is requesting Historic Landmark Designation for the property at 819 Freeman Dr.

#### 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.

**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.

**COMMISSION ACTION:**

Approved as submitted.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

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