



View facing north from Huisache Avenue.



View facing northeast from Huisache Avenue and Lake Boulevard.



View facing northeast from Lake Boulevard.



View facing southwest from Lake Boulevard and Mulberry Avenue.



View facing southwest from Mulberry Avenue.



View facing southeast from Mulberry Avenue.



View facing east from Kampmann Boulevard.



View facing northeast; view of the 2000 and 1972 additions from Huisache Avenue.



View facing northeast; view of the 2000 and 1972 additions from Huisache Avenue.



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Historic Assessment

Property Address: 2123 W Huisache Ave

1. Application Details

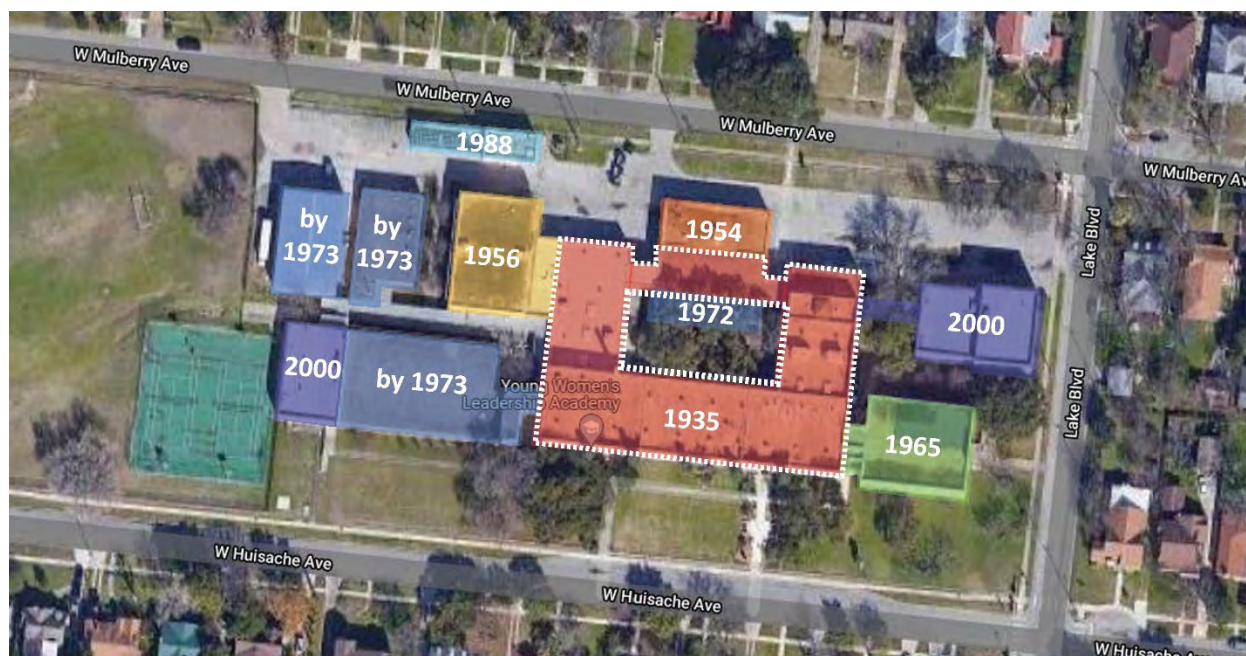
Applicant: Office of Historic Preservation

Type: Request for Review of Contributing Status

Date Received: 14 December 2021

2. Findings

The property at 2123 W Huisache Ave is a two-story Art Deco school designed by Atlee B. & Robert M. Ayres and built in 1935¹ for the San Antonio School District, with additions in 1954, 1956, 1965, and 1973 by Phelps & Simmons & Associates, 1995 by Marmon Barclay Souter Foster Hays Architects Engineers Planners, and 2000 by Kell Muñoz Architects. The 1954, 1956, 1965, and 2000 additions were built in a simplified Art Deco style sympathetic with the 1935 phase. The 1973 addition to southwest corner of the campus and the girls' dressing room second from the northwest corner of the campus were built in the International style. The property is located in the Monticello Park local historic district of City Council District 7, designated in 2008 (Ordinance #2008-01-17-0043). San Antonio Independent School District currently owns the property.



Building phases by year; the 1935 phase is outlined in a white dotted line. Image from Google satellite.

¹ "2 of Finest Schools Serve Jefferson Village District." San Antonio *Express*, Monday, 15 November 1948, p. 7A.



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The first phase of 2123 W Huisache Ave was built in 1935 as Northwest Junior High School,² as it was known until the district could agree on who to name the school after. In 1937, the board decided to name it Horace Mann Junior High School after the “father of public school system in America.”³ Ayres & Ayres designed the building along with Adams & Adams as associated architects and with Phelps & Dewees as architects for the Board of Education.⁴

In 1954, Phelps & Simmons & Associates (formerly Phelps & Dewees) designed and built an addition to the north side of the cafeteria building;⁵ they designed and built a new gym at the northwest corner of the 1935 structure in 1956.⁶ In 1965, Phelps & Simmons & Associates designed and built the additional classrooms at the southeast corner of the property, connected to the 1935 phase by a short hallway.⁷ By 1973, the firm continued expanding the campus with a south addition to the cafeteria, additional classrooms at the southeast corner of the building, and buildings to house the girls’ gym and dressing room west of the 1956 gym at the northwest corner of the campus.⁸ The HVAC building along the north edge of the parcel, nearest W Mulberry Ave, was added in 1988 as part of an air conditioning overhaul led by Marmon Barclay Souter Foster Hays Architects Engineers Planners.⁹ In 2000, Kell Muñoz Architects designed and built an addition to the west side of the 1972 classroom addition and a new music building connected to the northwest corner of the school by a long breezeway.¹⁰ Such breezeways are found in several locations on the campus, comprised of metal awnings with metal columns. Staff was unable to determine when these were installed, but the applicant suggests they were part of the additions and modifications made in 2000.¹¹ The school currently operates as the Young Women’s Leadership Academy.

Atlee B. and Robert M. Ayres founded their father-and-son firm in 1924. Father Atlee moved to San Antonio as a teenager with his family in 1888. He studied at the Metropolitan School of Architecture in New York and returned to San Antonio after graduating in 1894. He briefly moved to and practiced in Mexico until once again returning to San Antonio in 1900. Atlee designed the 1908 Armand Half House at 105 Madison. He was named state architect of Texas in 1915, and subsequently designed the Texas School of the Blind, the Texas State Office Building, Carothers Dormitory at the University of Texas at

² Construction Drawings for Northwest Junior High School, undated, Atlee B. Ayres & Robert M. Ayres and Adamas & Adams Associated Architects, Phelps & Dewees Architects for Board of Education, provided by applicant.

³ “Mayor Thanked for Free Water.” *San Antonio Light*, Wednesday, March 10, 1937, p. 17.

⁴ Construction drawings for Northwest High School.

⁵ Historic Aerials (web site). 2123 W Huisache, San Antonio, Texas. Accessed 31 January 2022. HistoricAerials.com.

⁶ Construction drawings for Kitchen Addition, dated 26 April 1954, and New Gymnasium and Alterations, dated 30 April 1956, Phelps & Simmons & Associates. provided by applicant.

⁷ Construction drawings for Classroom Addition, dated 28 May 1965, Phelps & Simmons & Associates, provided by applicant.

⁸ Construction Drawings for Remodeling and Additions to Horace Mann Junior School, undated, Phelps & Simmons & Associates, provided by applicant. Historic Aerials (web site). 2123 W Huisache, San Antonio, Texas, accessed 31 January 2022, HistoricAerials.com.

⁹ Construction drawings (as-built) for Air Conditioning Program, dated 10 April 1988, Marmon Barclay Souter Foster Hays Architects Engineers Planners, provided by applicant.

¹⁰ Construction Drawings for Horace Mann Middle School Additions and Alterations, dated 14 November 2000, Kell Muñoz Architects, provided by applicant.

¹¹ Materials submitted by the applicant.



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Austin, and the exterior of the Municipal Auditorium in San Antonio (1923). Atlee's son Robert attended the University of Pennsylvania School of Architecture under dean Paul Cret. He left the school in 1920 to practice in New York City and returned to San Antonio in 1922 to work with his father. Atlee and Robert began their eponymous firm in 1924; some of their notable work includes the Thomas Hogg House (1924), the Atkinson House (1928, now known as the Marion Koogler McNay Art Museum), the Smith-Young Tower (1929, now known as the Tower Life Building), the Administration Building at Randolph Air Force Base (1931), and the Lutchter Brown House (1937). Atlee died in 1969; at age 96, he was still a practicing architect. Robert maintained the practice until his death in 1977.¹²

Phelps & Dewees was established in 1919 by Raymond Phelps Sr. and Dahl Dewees.¹³ In 1922, they were named school board architects for San Antonio Independent School District. The firm became Phelps & Dewees & Simmons in 1935, after C. C. Simmons became a partner.¹⁴ The firm currently operates as Garza/Bomberger & Associates. Phelps & Dewees and Phelps & Dewees & Simmons planned and developed projects statewide. San Antonio projects include the 1924 Travis Building at 405 N St. Mary's,¹⁵ the 1947 Freeman Coliseum, a number of buildings at San Antonio College,^{16,17} buildings on Randolph Airforce Base,¹⁸ the 1940 Alamo Stadium, and San Antonio Housing Authority projects.¹⁹ The firm was also responsible for the first open-sided parking garage in San Antonio, located on St. Mary's property on College St. (now the location of Omni La Mansión del Rio Riverwalk) and purported to provide 500 spaces for "the maximum in parking facilities in proportion to the cost."²⁰

The Texas Pioneers, Trail Drivers, and Rangers Memorial at the Witte Museum was a project jointly designed by Atlee and Robert Ayres and Phelps & Dewees,²¹ and the 1955 USAA Building at 4119 Broadway (now owned by the University of the Incarnate Word) was designed by Ayres & Ayres with Phelps & Dewees & Simmons.²²

The Art Deco style was popular in the United States from 1920 to 1940, and is characterized by smooth wall surfaces, stylized geometric motifs as decorate elements on the façade, and stylized decor that

¹² "Ayres, Atlee Bernard (1873-1969)." Texas State Historical Association Handbook of Texas Online, accessed 21 December 2020, <https://www.tshaonline.org/handbook/entries/ayres-atlee-bernard>. Cole, Stephanie Hetos. "Ayres, Robert Moss (1898-1977)." Texas State Historical Association Handbook of Texas Online, accessed 21 December 2020, <https://www.tshaonline.org/handbook/entries/ayres-robert-moss>.

¹³ "Schooled professionals." Construction News (web site), 4 February 2014. Accessed 19 June 2019. <http://www.constructionnews.net/san-antonio/industry-news-sa/6704-schooled-professionals.html>.

¹⁴ "Architect Phelps Dies." San Antonio *Light*, Thursday, 9 October 1958, p. 1.

¹⁵ "Phelps & Dewees, Architects Help to Build Greater San Antonio" (ad). San Antonio *Light*, Tuesday, 26 November 1929, p. 6.

¹⁶ "College Opens Bids for Construction." San Antonio *Express*, Wednesday, 16 November 1949, p. 30.

¹⁷ "S.A. College Buildings Set." San Antonio *Express*, Sunday, 12 July 1953, p. 4-B.

¹⁸ "\$393,650 Flying Field Jobs Let." San Antonio *Express*, Sunday, 2 November 1930, p. 35.

¹⁹ "Ball Low Bidder on 400-Unit San Antonio Housing Project." San Antonio *Express*, Wednesday, 23 January 1952, p. 10-C.

²⁰ "Open-Side Station Set on College St." San Antonio *Express*, 7 May 1950, p. 31.

²¹ "Pioneer Building Plans Submitted Wait Final Okeh." San Antonio *Express*, Sunday, 4 October 1936, p. 23.

²² "Final architect's visualization..." (rendering with caption). San Antonio *Express*, Sunday, 21 August 1955, p. 9C.



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emphasize verticality.²³ The 1935 phase of the subject structure exhibits these character-defining features: the building is clad in smooth stucco, and the main entrance has a design in relief that emulates double-height columns with stepped capitals. The columns and window spandrels have vertical stripes, and there are three ganged tall and thin decorative panels above the door. The stepped parapet has a pair of floral embellishments centered between the first and second and third and fourth columns, below the current name of the school and the historic name. The window spandrels on the east and west wings carry the same vertical stripes, as does the 2000 addition to the east end of the campus. The classroom space added to the west wing in 1973, as well as the girls' dressing room added that year as well, were designed and built in the International style,²⁴ with metal sash windows, no decorative ornamentation, smooth wall surfaces, and cantilevered awnings over windows.

3. Architectural Description

The property at 2123 W Huisache Ave is a two-story Art Deco school built in 1935, with additions in 1954, 1956 1965, 1973, 1995, and 2000. It is located in the Monticello Park local historic District of City Council District 7. The building faces south on a block bound to the south by W Huisache Ave, the east by Lake Blvd, the north by W Mulberry Ave, and the west by Kampmann Blvd. The west end of the parcel is dominated by a grass field with soccer goals and metal stands, with a pair of paved tennis courts to the southeast, all enclosed by a four-foot metal fence. The lawn south of the subject structure has intersecting sidewalks and paths leading from the right-of-way to the main entrance; there are old growth trees dotting the lawn and old-growth cypress along the south elevation, close to the building.

There are divorced sidewalks along the north, south, and east sides of the parcel, and a low stone wall emerges from the grass on the north side of the sidewalk along W Huisache, west of the tennis courts, growing to about knee height and continuing to the corner of W Huisache Ave and Lake Blvd, where it terminates at a stone column wing wall and a second wing wall missing its column. There is another pair of wing walls with one column at the corner of Lake Blvd and W Mulberry Ave, and a stone wall less than one-foot tall runs along the south edge of the sidewalk, continue toward Kampmann Blvd but ending near the northwest corner of the soccer field. Buildings are connected by breezeways with metal awnings with metal columns or by concrete sidewalks. There is a pole sign south of the southeast corner of the 1965 phase, set a few feet north of the stone wall. The courtyard is enclosed by two walls with a rolling metal door flanked by patterned breezeblock.

The main entrance of the flat-roofed stucco-clad building is left of center on the 1935 phase of the building, and has a decorative surround with both the historic and current school names on the parapet above. Windows on the 1935, 1954, and 1956 phases of the building are found in either pairs or gangs of three, all four-over-four wood sash windows. Decorative stucco spandrels are found between the first- and second-story windows. The two-story 1965 addition has ganged four-over-four metal-sash windows with the same spandrels, and a door on the east elevation. The single-story 1973 addition to the west wing has gangs of four metal casement windows below a cantilevered awning. The westernmost 2000 addition to the west wing has pairs of one-over-one windows behind metal screens. The 2000 addition near the northeast corner of the campus has no windows but maintains false spandrels in the same style as the 1935 and 1965 phases. There is a single-story corrugated metal building with garage doors on the east and

²³ McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Knopf, 2015, p. 580-85.

²⁴ *Ibid*, p. 616-27.



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west sides at the northwest corner of the campus, next to a single-story building with clerestory windows. There is a detached single-story building along the north edge of the parcel for HVAC. The north side of the parcel, east of the field, is dominated by asphalt-paved surface parking and has a fence running along the north side of the lot, between two driveways that exit onto W Mulberry Ave.

Character-defining features of 2123 W Huisache Ave include:

- Original 1935 footprint of Horace Mann Junior High School
- Stucco cladding
- Decorative surround on main entrance
- Four-over-four wood windows, where found, in pairs or gangs of three
- Decorative spandrels
- Low stone walls on north and south sides of the parcel
- Stone columns and wing walls at the corners of W Huisache Ave and Lake Blvd and W Mulberry Ave and Lake Blvd

4. Evaluation of Criteria

2123 W Huisache Ave meets the following criteria under UDC Sec. 35-607(b):

- **4: Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;** the initial phase was designed and built by prominent local architects Atlee B. Ayres and Robert M. Ayres with Phelps & Dewees.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an example of an Art Deco school building, with character-defining features such as smooth wall surfaces, stylized geometric motifs as decorate elements on the façade, and stylized decor that emphasize verticality.
- **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 Monticello Park local historic district and represents a period of rapid growth in the neighborhood leading to construction of new elementary, junior high, and high schools in the neighborhood between 1930 and 1935.

5. Staff Recommendation

OHP staff produced a historic assessment for this property, included as an exhibit in this case. The campus of the Young Women's Leadership Academy, historically named Horace Mann Junior High School, reflects several different phases of construction. The first phase, which is located in the center of the parcel and includes the main entrance, is considered highest priority for preservation. Additions and new structures built in the 1950s, 1960s, and 1970s represent a continuous pattern of growth and expansion; these structures may be appropriate for removal in the context of a larger project. The newest structures built after 1980 are not historically significant and can be considered non-contributing. Partial demolition requests should include documentation of existing wall perforations and plans for treatment of any newly exposed facades.



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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.



Main entrance on south elevation



Detail of main entrance showing decorative surround



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South elevation of 1965 addition



East elevation of 1965 addition



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Northeast oblique of 2000 addition to northeast side of campus



Southwest oblique of 2000 addition



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Photo of the double-height 1935 cafeteria with single-story 1954 addition



North elevation of cafeteria



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North elevation of single-story west wing of 1935 phase with taller 1956 gym addition at right



Southeast oblique of 1973 corrugated metal building



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Southwest oblique of 1973 gym/dressing rooms



Southeast oblique of 1973 gym/dressing rooms



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Northwest oblique of 2000 addition to west wing



South elevation of 2000 (left) and 1973 (right) additions to west wing



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South elevation of connection between 1973 addition to west wing (left) and 1935 phase (right)



Courtyard of 1935 phase, looking northeast



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Courtyard behind the 1973 addition to the west wing, looking southeast



Example of breezeways with metal canopies and columns



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Column and wing walls at corner of W Mulberry Ave and Lake Blvd



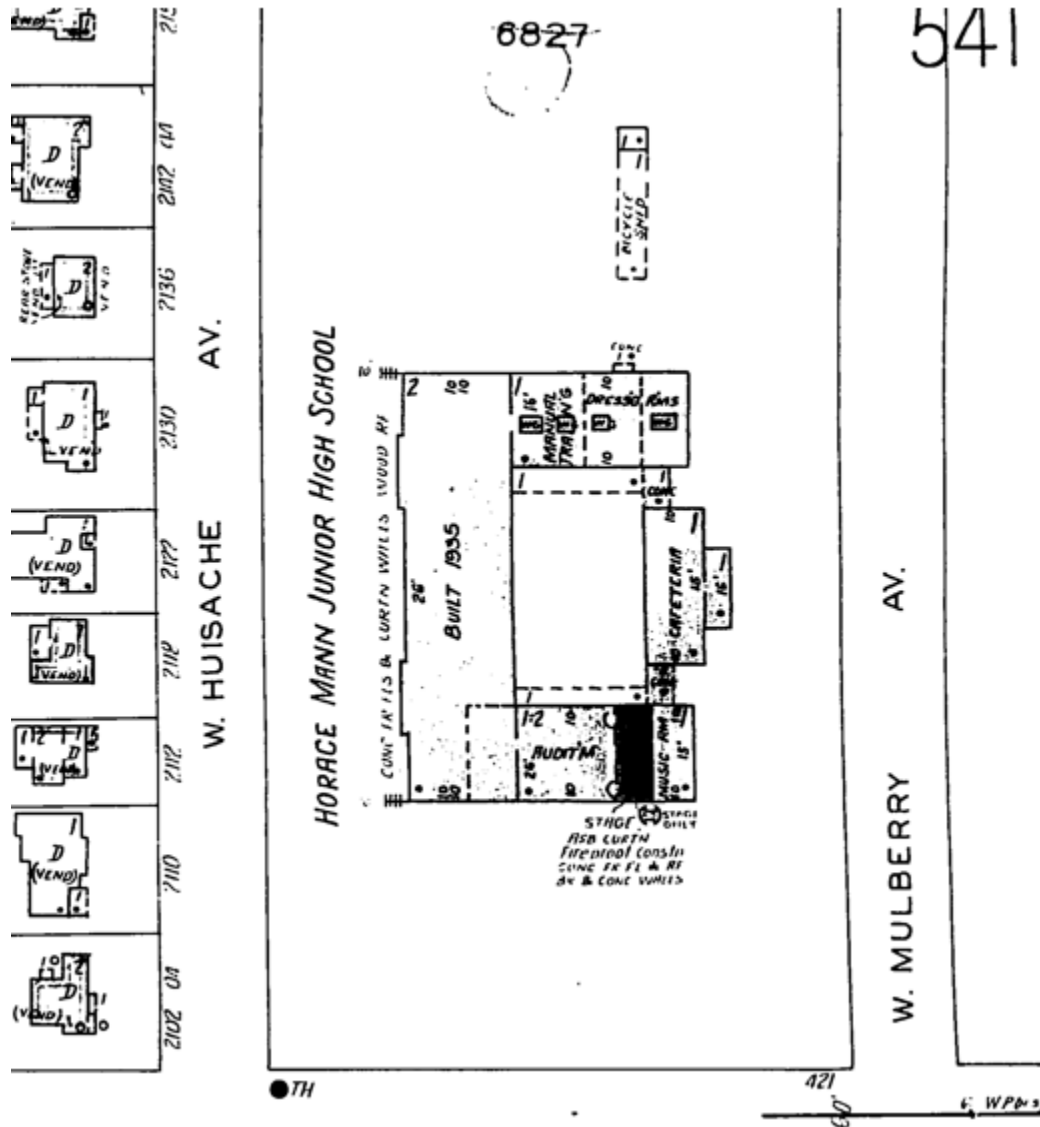
Column and wing walls at corner of W Huisache Ave and Lake Blvd



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Pole sign south of 1965 addition, south edge of parcel



Detail of Sanborn Fire Insurance Map, San Antonio, 1911-Mar 1951, vol 5, 1924-June 1950, Sheet 546.



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Historic Aerials, 2123 W Huisache Ave



1955



1963



1966

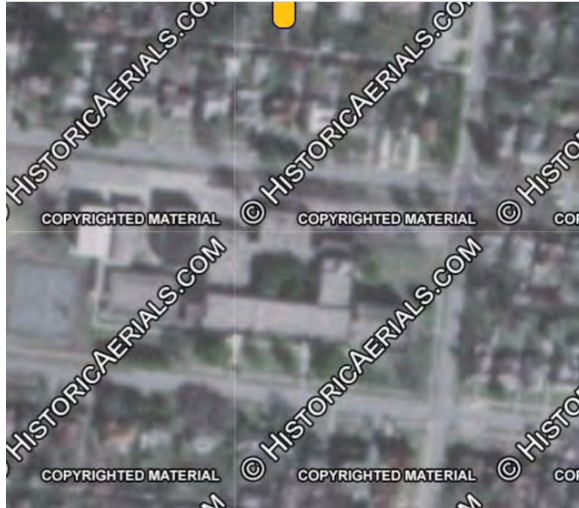


1973



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Historic Aerials, 2123 W Huisache Ave, cont.



1983



1995



2004



COX | McLAIN
Environmental Consulting

now



Stantec

Supplemental Photos



Library wing (ca. 1935), view facing west from interior courtyard. (Proposed removal)



Library wing (ca. 1935), view facing east from west courtyard. Weight room and gym to the left. (Proposed removal)



Library (ca. 1935), interior view facing west. (Proposed removal)



Library (ca. 1935), interior view facing northwest. (Proposed removal)



Light fixture (ca. 1935), view facing north in library. (Proposed relocation)



Portrait of Horace Mann (ca. 1837), view facing west in library. (Proposed relocation)



West breezeway (ca. 1935), view facing southeast from north parking lot. (Proposed removal)



West breezeway (ca. 1935), view facing northeast from central courtyard. (Proposed removal)



Detail of breezeblock (ca. 1935), view facing south from north parking lot. (Proposed relocation)



Planar Surface 1: West wing connector (ca. 1972), view facing northeast. (Proposed removal)



Planar Surface 1: Detail of west façade of ca. 1935 building, view facing northeast. (To remain)



Planar Surface 1: Threshold transition between the ca. 1935 building (background) and ca. 1972 west wing connector (foreground), view facing east.



Planar Surfaces 1 and 2: Ca. 1972 west wing connector (right) and ca. 1935 library wing (left), view facing southeast.



Planar Surface 2: Detail of north façade of ca. 1935 building and library wing junction, view facing southeast.



Planar Surface 2: Detail of northwest corner of ca. 1935 building and library wing junction, view facing east.



Planar Surface 2: Detail of ca. 1935 building and library wing junction, view facing southwest.



Planar Surface 2: Interior wall of 1935 building and library wing junction, view facing southwest (To be exposed).



Planar Surface 3: Site of the proposed northeast connector from the auditorium (right) to the music building (left), view facing south from north parking lot.



Planar Surface 3: Detail of the proposed northeast connector site and auditorium wing junction, view facing southwest from north parking lot.



Planar Surface 3: Detail of the proposed northeast connector site and auditorium wing junction, view facing northwest from east courtyard.



Planar Surface 3: Detail of the proposed northeast connector site and auditorium wing junction, view facing southwest from existing pedestrian walkway.

Reference: YWLA



Planar Surface 3: Detail impacted window from proposed northeast connector, view facing southwest from east courtyard.



Planar Surface 3: Detail of proposed northeast connector site and its junction with the existing auditorium wing, view facing southwest from north parking lot.



Planar Surface 3: Detail of impacted window from proposed northeast connector, view facing southwest from north parking lot.

Resource ID: 1A **Parcel ID:** 383991 **Year Built:** 1935 **Year Source:** Plaque
Address: 2123 W Huisache Avenue, San Antonio, TX 78201 **County:** Bexar
Name: Young Women's Leadership Academy (Horace Mann Jr High) **Latitude:** 29.4583601 **Longitude:** -98.53341
Historic Function/Subcategory: Education/School **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Education/School **Contributing to NRHP Property/District?** N/A



Photos taken:
 November 22,
 2021

View facing north

Description

Type: Building	Exterior materials: stucco	Primary roof type: flat	Alterations: Addition to primary elevation
Style: Art Deco	Style: concrete		Addition to rear/side elevation
Form: Rectangular	Porch: stoop integrated	Roof cladding: built-up rolled asphalt	Doors replaced - some Signage added Decorative elements added

Comments

The Young Women's Leadership Academy (YWLA) is a charter school in the Monticello Park Local Historic District. Built in 1935 as the Horace Mann Junior High School, the building was designed by San Antonio architects Atlee B. Ayres and Robert M. Ayres. Additional architectural support was provided by Board of Education architects Adams & Adams and Phelps & Dewees. The 1935 building was constructed by contractor King B. Key as a federal public works project. In 2008, Mann closed due to declining enrollment and was reopened as YWLA during the fall of that year. A number of additions were built throughout the twentieth century including a 1956 gymnasium (Resource 1C), a 1965 east wing (Resource 1B), a 1972 west wing (Resource 1D), a 1972 cafeteria expansion (Resource 1E), and a 2000 west wing expansion with pedestrian canopy (Resource 1F-G). Four outbuildings were also built: a 1972 locker room (Resource 2), a 1972 gymnasium (Resource 3), a 2000 music building and pedestrian canopy (Resource 5A-B), and a c. 2000s utility building/enclosure (Resource 6). Additions that are connected to the 1935 building are marked as Resource 1 and have their own record entry with the original 1935 building recorded as Resource 1A.

Integrity ☒ Location ☐ Design ☒ Setting ☐ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The original building volume retains a high level of integrity but has experienced numerous additions throughout the twentieth century. Even though most of the additions are historic-age, the building extensions overwhelm the original volume of the school designed by Ayres & Ayres. Although the school is a work of an important local architect, research has found that the Ayres firm designed at least 14 schools throughout San Antonio from 1916 to 1973. Many of these schools have similar design elements found on YWLA. The school has no associations identified linking it to persons other than the architects or events of historic importance. It does not have potential to reveal important information. Furthermore, integrity has been diminished as outlined above. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C or D.

Resource ID: 1A

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Entrance detail; view facing
north



View facing northwest



Resource ID: 1A **Parcel ID:** 383991 **Year Built:** 1935 **Year Source:** Plaque
Address: 2123 W Huisache Avenue, San Antonio, TX 78201 **County:** Bexar
Name: Young Women's Leadership Academy (Horace Mann Jr High **Latitude:** 29.4583601 **Longitude:** -98.53341
Historic Function/Subcategory: Education/School **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Education/School **Contributing to NRHP Property/District?** N/A



Photos taken:
 November 22,
 2021

View facing north

Description

Type: Building	Exterior materials: stucco	Primary roof type: flat	Alterations: Addition to primary elevation
Style: Art Deco	Style: concrete		Addition to rear/side elevation
Form: Rectangular	Porch: stoop integrated	Roof cladding: built-up rolled asphalt	Doors replaced - some Signage added Decorative elements added

Comments

The Young Women's Leadership Academy (YWLA) is a charter school in the Monticello Park Local Historic District. Built in 1935 as the Horace Mann Junior High School, the building was designed by San Antonio architects Atlee B. Ayres and Robert M. Ayres. Additional architectural support was provided by Board of Education architects Adams & Adams and Phelps & Dewees. The 1935 building was constructed by contractor King B. Key as a federal public works project. In 2008, Mann closed due to declining enrollment and was reopened as YWLA during the fall of that year. A number of additions were built throughout the twentieth century including a 1956 gymnasium (Resource 1C), a 1965 east wing (Resource 1B), a 1972 west wing (Resource 1D), a 1972 cafeteria expansion (Resource 1E), and a 2000 west wing expansion with pedestrian canopy (Resource 1F-G). Four outbuildings were also built: a 1972 locker room (Resource 2), a 1972 gymnasium (Resource 3), a 2000 music building and pedestrian canopy (Resource 5A-B), and a c. 2000s utility building/enclosure (Resource 6). Additions that are connected to the 1935 building are marked as Resource 1 and have their own record entry with the original 1935 building recorded as Resource 1A.

Integrity ☒ Location ☐ Design ☒ Setting ☐ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The original building volume retains a high level of integrity but has experienced numerous additions throughout the twentieth century. Even though most of the additions are historic-age, the building extensions overwhelm the original volume of the school designed by Ayres & Ayres. Although the school is a work of an important local architect, research has found that the Ayres firm designed at least 14 schools throughout San Antonio from 1916 to 1973. Many of these schools have similar design elements found on YWLA. The school has no associations identified linking it to persons other than the architects or events of historic importance. It does not have potential to reveal important information. Furthermore, integrity has been diminished as outlined above. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C or D.

Resource ID: 1A

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Entrance detail; view facing
north



View facing northwest



Resource ID: 1A

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing northeast



View facing south (from central courtyard)



Resource ID: 1A

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing northeast



View facing south (from central courtyard)



Resource ID: 1A

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing southwest
(Auditorium)



Interior view of auditorium;
view facing northeast



Resource ID: 1B	Parcel ID: 383991	Year Built: 1965	Year Source: Owner
Address: 2123 W Huisache Avenue, San Antonio, TX 78201		County: Bexar	
Name: YWLA East Wing (Horace Mann Junior High School)		Latitude: 29.4582858	Longitude: -98.5328595
Historic Function/Subcategory: Education/School		Indiv. NRHP Eligible? No	Effect: N/A
Current Function/Subcategory: Education/School		Contributing to NRHP Property/District? N/A	



Photos taken:
November 22,
2021

View facing west

Description

Type: Building	Exterior materials: stucco concrete	Primary roof type: flat	Alterations: Window opening(s) infilled
Style: Art Deco			
Form: Rectangular	Porch: stoop projecting	Roof cladding: built-up rolled asphalt	

Comments

Integrity ☒ Location ☐ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

This resource does not embody distinctive characteristics of a type, period, or method of construction and it does not represent the work of a master or possess high artistic value. The design was fundamentally altered after the windows on the east facade were infilled. Additionally, no associations were identified linking it to persons or events of historic importance. It does not have potential to reveal important information. Furthermore, integrity has been diminished as outlined above. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 1B

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing northwest



View facing northeast



Resource ID: 1B

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing north (connection
between Resources 1A and
1B)



View facing south (connection
between Resources 1A and
1B)



Resource ID: 1B

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

First story interior hallway;
view facing west (connection
between Resources 1A and
1B)



Second story interior hallway;
view facing east



Resource ID: 1C	Parcel ID: 383991	Year Built: 1956	Year Source: Owner
Address: 2123 W Huisache Avenue, San Antonio, TX 78201		County: Bexar	
Name: YWLA Gym (Horace Mann Junior High School)		Latitude: 29.4587189	Longitude: -98.5339436
Historic Function/Subcategory: Education/School		Indiv. NRHP Eligible? No	Effect: N/A
Current Function/Subcategory: Education/School		Contributing to NRHP Property/District? N/A	



Photos taken:
November 22,
2021

View facing
southwest

Description

Type: Building	Exterior materials: stucco concrete	Primary roof type: flat	Alterations: Appears unaltered
Style: Post-war Modern			
Form: Rectangular	Porch: stoop	Roof cladding: built-up rolled asphalt	

Comments

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The addition is a common example of mid-century school design and it does not represent the work of a master or possess high artistic value. The gym has some elements of Postwar Modern style, but is limited in its expression. Additionally, no associations were identified linking it to persons or events of historic importance. It does not have potential to reveal important information. Furthermore, integrity has been diminished as outlined above. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 1C

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing southeast



View facing southeast



Resource ID: 1C

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing south (Gym on left)



Resource ID: 1D	Parcel ID: 383991	Year Built: 1972	Year Source: Owner
Address: 2123 W Huisache Avenue, San Antonio, TX 78201		County: Bexar	
Name: YWLA West Wing (Horace Mann Junior High School)		Latitude: 29.4584505	Longitude: -98.5341671
Historic Function/Subcategory: Education/School		Indiv. NRHP Eligible? No	Effect: N/A
Current Function/Subcategory: Education/School		Contributing to NRHP Property/District? N/A	



Photos taken:
November 22,
2021

View facing
northwest

Description

Type: Building	Exterior materials: stucco concrete	Primary roof type: flat	Alterations: Addition to primary elevation
Style: Post-war Modern			
Form: Rectangular	Porch: none	Roof cladding: built-up rolled asphalt	

Comments

The largest of the additions is the 1972 west wing, a one-story stucco Postwar Modern addition. The wing is connected to the 1935 main building by a two-story corridor with stairwell. In 2000, the wing was extended further west (Non-Historic Age Resource 1F), and pedestrian canopies were added to the north of the building (Non-Historic Age Resource 1G).

Integrity ☒ Location ☐ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The 1972 addition is a common example of school design and it does not represent the work of a master or possess high artistic value. Additionally, no associations were identified linking it to persons or events of historic importance. The building's design integrity has been impaired by an addition constructed in 2000. It does not have potential to reveal important information. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 1D

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing southwest



View facing southeast (from west courtyard). Resource 1G (Non-Historic age) is visible to the left of the image.



Resource ID: 1D

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

First story interior hallway;
view facing east (connection
between Resources 1A and
1D).



Second story interior hallway;
view facing east (connection
between Resources 1A and
1D).



Resource ID: 1E	Parcel ID: 383991	Year Built: 1972	Year Source: Owner
Address: 2123 W Huisache Avenue, San Antonio, TX 78201		County: Bexar	
Name: YWLA Cafeteria Addition (Horace Mann Jr High School)		Latitude: 29.4586077	Longitude: -98.5333817
Historic Function/Subcategory: Education/School		Indiv. NRHP Eligible? No	Effect: N/A
Current Function/Subcategory: Education/School		Contributing to NRHP Property/District? N/A	



Photos taken:
November 22,
2021

View facing
northwest

Description

Type: Building	Exterior materials: stucco	Primary roof type: shed	Alterations: Appears unaltered
Style: Post-war Modern	concrete	metal	
Form: Rectangular	Porch: none	Roof cladding: metal	

Comments

In 1972, the original cafeteria was expanded into the central courtyard. The addition provides additional cafeteria space for students with open-air arched openings in the interior.

Integrity ☒ Location ☒ Design ☒ Setting ☐ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

This resource does not embody distinctive characteristics of a type, period, or method of construction and it does not represent the work of a master or possess high artistic value. The cafeteria addition has some elements of Postwar Modern style, but is limited in its expression. Additionally, no associations were identified linking it to persons or events of historic importance. It does not have potential to reveal important information. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 1E

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing northeast



Interior; view facing southeast



Resource ID: 1E

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Interior; view facing east
(1958 Main Building to the
left of the arches)



Resource ID: 1F-G	Parcel ID: 383991	Year Built: 2000	Year Source: Owner
Address: 2123 W Huisache Avenue, San Antonio, TX 78201		County: Bexar	
Name: YWLA West Wing Addition (Horace Mann Jr High School)		Latitude: 29.4584707	Longitude: -98.5343957
Historic Function/Subcategory: Education/School		Indiv. NRHP Eligible? No	Effect: N/A
Current Function/Subcategory: Education/School		Contributing to NRHP Property/District? N/A	



Photos taken:
November 22,
2021

Resource 1F; view
facing southeast.
Resource 1G can be
seen to the left of the
image.

Description

Type: Building	Exterior materials: stucco	Primary roof type: flat	Alterations: Appears unaltered
Style: No style	Style: concrete		
Form: Rectangular	Porch: none	Roof cladding: unknown/not visible	

Comments

In 2000, the 1972 west wing was further extended to provide more classroom space. A metal pedestrian canopy (Resource 1G) was also added during this time. Neither Resource 1F or 1G is historic-age.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The 2000 addition to the 1972 west wing and the c. 2000s pedestrian canopy are both a non-historic-age building on the same parcel as historic-age resources. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 1F-G

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Resource 1F; view facing
northeast



Resource 1F; interior hallway
view facing east (connection
between Resources 1F and
1D)



Resource ID: 1F-G

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Resource 1G; view facing west



Resource 1G; view facing east



Resource ID: 2 **Parcel ID:** 383991 **Year Built:** 1972 **Year Source:** Owner
Address: 2123 W Huisache Avenue, San Antonio, TX 78201 **County:** Bexar
Name: YWLA Locker Room (Horace Mann Junior High School) **Latitude:** 29.4587669 **Longitude:** -98.5342093
Historic Function/Subcategory: Education/School **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Education/School **Contributing to NRHP Property/District?** N/A



Photos taken:
November 22,
2021

View facing south

Description

Type: Building	Exterior materials: concrete/cinder block stucco	Primary roof type: flat	Alterations: Signage added Window opening(s) infilled Windows replaced – some
Style: No style			
Form: Rectangular	Porch: stoop projecting	Roof cladding: built-up rolled asphalt	

Comments

The 1972 Locker Room building is a flat-roofed one-story building with no particular style comprised of concrete masonry units and stucco. The building shares the cantilevered stucco awning feature found on some of the other postwar additions. Most of the windows have been replaced on this building.

Integrity ☒ Location ☒ Design ☒ Setting ☐ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The locker room building does not embody distinctive characteristics of a type, period, or method of construction and it does not represent the work of a master or possess high artistic value. No associations were identified linking it to persons or events of historic importance. Furthermore, integrity has been diminished as outlined above. It does not have potential to reveal important information. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 2

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing southwest



View facing southeast



Resource ID: 2

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Entrance detail; view facing
northwest



Resource ID: 3 **Parcel ID:** 383991 **Year Built:** 1972 **Year Source:** Owner
Address: 2123 W Huisache Avenue, San Antonio, TX 78201 **County:** Bexar
Name: YWLA Auxiliary Gym (Horace Mann Junior High School) **Latitude:** 29.4587685 **Longitude:** -98.5344126
Historic Function/Subcategory: Education/School **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Education/School **Contributing to NRHP Property/District?** N/A



Photos taken:
November 22,
2021

View facing south

Description

Type: Building	Exterior materials: metal	Primary roof type: gable, front	Alterations: Window opening(s) infilled
Style: No style			
Form: Rectangular	Porch: none	Roof cladding: metal	

Comments

The 1972 Auxiliary Gym is a front-gabled metal building with no particular style. Within the gable, eight windowpanes have been filled on the north and south facades.

Integrity ☒ Location ☐ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The Auxiliary Gym does not embody distinctive characteristics of a type, period, or method of construction and it does not represent the work of a master or possess high artistic value. The infilled windows have altered the original design of the gym. Furthermore, integrity has been diminished as outlined above. Additionally, no associations were identified linking it to persons or events of historic importance. It does not have potential to reveal important information. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 3

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing northeast



View facing southwest



Resource ID: 4 **Parcel ID:** 383991 **Year Built:** c. 1935 **Year Source:** Estimate
Address: 2123 W Huisache Avenue, San Antonio, TX 78201 **County:** Bexar
Name: YWLA Masonry Walls and Gateways (Horace Mann Jr. High Sch.) **Latitude:** 29.4580563 **Longitude:** -98.5334132
Historic Function/Subcategory: Landscape/street furniture or object **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Landscape/street furniture or object **Contributing to NRHP Property/District?** N/A



Photos taken:
November 22,
2021

View facing
northwest (W.
Huisache Avenue)

Description

Type: Object	Exterior materials: stone	Primary roof type: N/A	Alterations: Appears unaltered Damaged
Style: No style			
Form: Linear	Porch: N/A	Roof cladding: N/A	

Comments

Surrounding the school are ca. 1935 limestone walls most likely built at the same time as Resource 1A. The wall is approximately hip-height on the south side of the school along approximately 750 feet of W. Huisache Avenue. On the north side, the wall consists of limestone edging and partial retaining wall along approximately 700 feet of W. Mulberry Avenue. The south wall has experienced some deterioration by the tennis courts, and the north wall shows signs of instability near the west entrance to the rear parking lot. On the east side of the school property, the wall segments connect to monumental sidewalk gateways constructed of river rock. These gateways are a common sidewalk feature throughout the Monticello Park neighborhood. The gateway at Mulberry Avenue and Lake Boulevard is severely damaged.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

This resource does not embody distinctive characteristics of a type, period, or method of construction and it does not represent the work of a master or possess high artistic value. Both the retaining wall on the south elevation and the pillar located on the northeast corner of the property have experienced deterioration. Additionally, no associations were identified linking it to persons or events of historic importance. Furthermore, integrity has been diminished as outlined above. It does not have potential to reveal important information. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 4

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing east (W. Huisache Avenue)



View facing northwest (W. Huisache Avenue)



Resource ID: 4

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing northeast (W.
Mulberry Avenue)



View facing west (W.
Mulberry Avenue)



Resource ID: 4

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing northwest
(Lake Blvd. / W. Huisache Ave)



View facing southwest (Lake
Blvd. / W. Mulberry Ave.)



Resource ID: 5A-B **Parcel ID:** 383991 **Year Built:** 2000 **Year Source:** Owner
Address: 2123 W Huisache Avenue, San Antonio, TX 78201 **County:** Bexar
Name: YWLA Music Building (Horace Mann Junior High School) **Latitude:** 29.4585755 **Longitude:** -98.5327101
Historic Function/Subcategory: Education/School **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Education/School **Contributing to NRHP Property/District?** N/A



Photos taken:
November 22,
2021

Resource 5A; view
facing east

Description

Type: Building	Exterior materials: stucco concrete	Primary roof type: flat	Alterations: Appears unaltered
Style: Art Deco			
Form: Rectangular	Porch: none	Roof cladding: built-up rolled asphalt	

Comments

In 2000, the school built a new outbuilding for the Music Department (Resource 5A). A c. 2000s metal pedestrian canopy (Resource 5B) connects the Music Building to the Auditorium of the original 1935 building. Neither Resource 5A or 5B is historic-age.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The 2000 Music Building and the c. 2000s pedestrian canopy are both a non-historic-age building on the same parcel as historic-age resources. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 5A-B

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Resource 5A; view facing
southwest



Resource 5A; view facing
south



Resource ID: 5A-B

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Resource 5A; view facing
northeast.



Resource 5B; view facing
southwest.



Resource ID: 6	Parcel ID: 383991	Year Built: c. 2000	Year Source: Estimate
Address: 2123 W Huisache Avenue, San Antonio, TX 78201			County: Bexar
Name: YWLA Utilities Building (Horace Mann Junior High School)		Latitude: 29.4589757	Longitude: -98.5339568
Historic Function/Subcategory: Education/School support		Indiv. NRHP Eligible? No	Effect: N/A
Current Function/Subcategory: Education/School support		Contributing to NRHP Property/District? N/A	



Photos taken:
November 22,
2021

View facing
northwest

Description

Type: Building	Exterior materials: stucco concrete	Primary roof type: flat	Alterations: Appears unaltered
Style: No style			
Form: Rectangular	Porch: none	Roof cladding: unknown/not visible	

Comments

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

This resource is a non-historic-age secondary building on the same parcel as historic-age resources. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 6

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

View facing northeast



View facing southwest



Resource ID: 7A-D **Parcel ID:** 383991 **Year Built:** 1941 **Year Source:** Plaque
Address: 2123 W Huisache Avenue, San Antonio, TX 78201 - Central Courtyard **County:** Bexar
Name: YWLA Courtyard (Horace Mann Junior High School) **Latitude:** 29.4584848 **Longitude:** -98.533391
Historic Function/Subcategory: Landscape/street furniture or object **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Landscape/street furniture or object **Contributing to NRHP Property/District?** N/A



Photos taken:
 November 22,
 2021

Resources 7A-C;
 view facing south

Description

Type: Object	Exterior materials: concrete	Primary roof type: N/A	Alterations: Appears unaltered
Style: No style			
Form: N/A	Porch: N/A	Roof cladding: N/A	

Comments

Within the central courtyard of the school, two historic-age landscape objects were found: a 1941 birdbath presented by Orrel Davis of Wilmette, Illinois (Resource 7A) and a 1941 dedication marker to Corneila Randolph (Resource 7B). Additional landscape resources found in the courtyard that are designated as non-historic age include a 2012 time capsule placed after the closing of Mann Middle School (Resource 7C), and a c. 2000s metal greenhouse (Resource 7D).

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

Neither the Orrel Davis birdbath or the Cornelia Randolph marker do not embody distinctive characteristics of a type, period, or method of construction and it does not represent the work of a master or possess high artistic value. Additionally, no associations were identified linking it to persons or events of historic importance. It does not have potential to reveal important information. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 7A-D

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201 - Central Courtyard

Resource 7A (Historic-age;
view facing south)



Resource 7B (Historic-age;
view facing south)



Resource ID: 7A-D

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201 - Central Courtyard

Resource 7C (Non-Historic
age); view facing south



Resource 7D (Non-Historic
age); view facing southeast



Resource ID: 8A-G	Parcel ID: 383991	Year Built: c. 1963	Year Source: Aerial imagery
Address: 2123 W Huisache Avenue, San Antonio, TX 78201		County: Bexar	
Name: YWLA Campus (Horace Mann Junior High School)		Latitude: 29.4586823	Longitude: -98.5353325
Historic Function/Subcategory: Education/Education-related		Indiv. NRHP Eligible? No	Effect: N/A
Current Function/Subcategory: Education/Education-related		Contributing to NRHP Property/District? N/A	



Photos taken:
November 22,
2021

Resource 8A
(Historic-age);
view facing west

Description

Type: Site	Exterior materials: N/A	Primary roof type: N/A	Alterations: Baseball diamond added Tennis court added
Style: No style			
Form: N/A	Porch: N/A	Roof cladding: N/A	

Comments

The YWLA campus covers a 5.9 acre property in between W. Huisache and W. Mulberry Avenues to the north and south, respectively, and Lake and Kampmann Boulevards to the east and west, respectively. The athletic field (Resource 8A) spans the western portion of the property on a westward sloping hill towards Kampmann Boulevard. Historic aerials indicate the field was created ca. 1963. In the 1990s, the school built the tennis court (Resource 8C) which altered the landscape of the field. At this time a baseball diamond (Resource 8B) was constructed in the southeast corner of the field. Additional non-historic age resources on the grounds include a c. 1990s concrete culvert north of the tennis court (Resource 8D), two metal marquee signs (Resources 8E-F), and a metal flag pole (Resource 8G).

Integrity ☒ Location ☐ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The athletic field does not embody distinctive characteristics of a type, period, or method of construction and it does not represent the work of a master or possess high artistic value. The original athletic field was altered in the 1990s after the construction of the tennis court and baseball diamond. Additionally, no associations were identified linking it to persons or events of historic importance. Furthermore, integrity has been diminished as outlined above. It does not have potential to reveal important information. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: 8A-G

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Resource 8B (Non-Historic
age); view facing southwest



Resource 8C (Non-Historic
age); view facing east



Resource ID: 8A-G

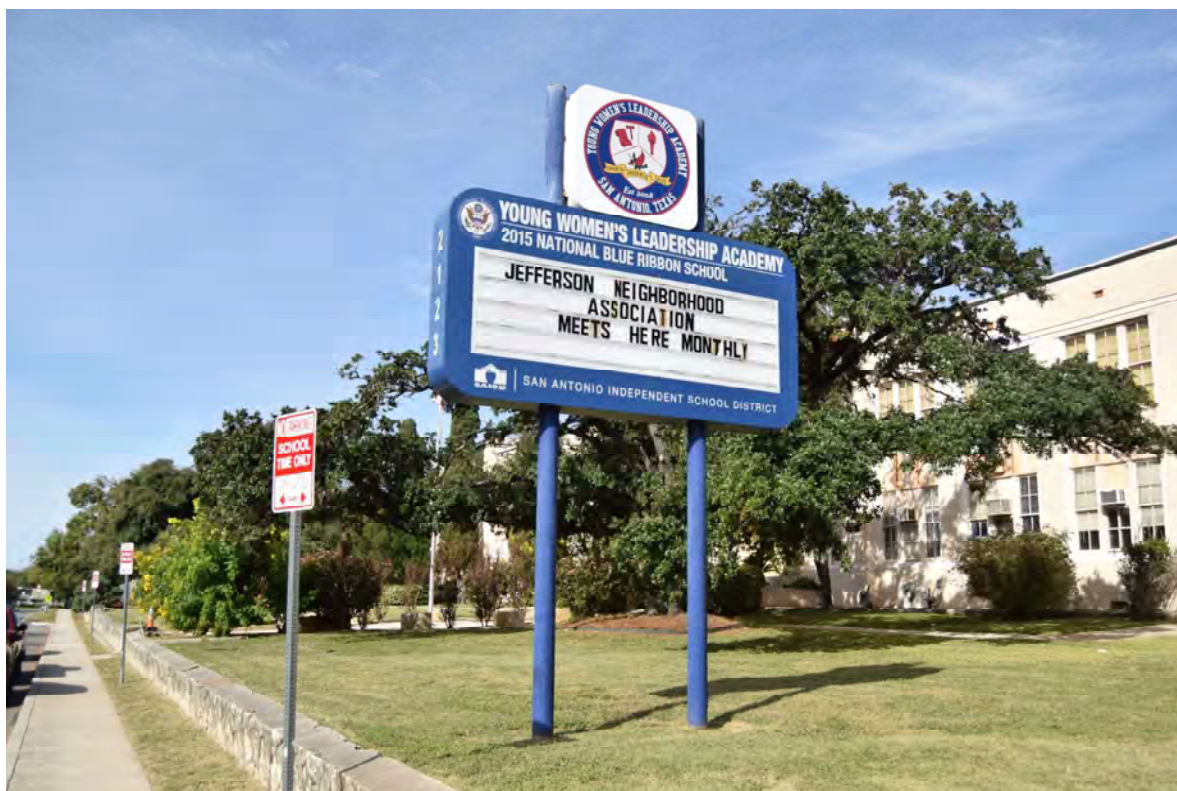
Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Resource 8D (Non-Historic
age); view facing northeast



Resource 8E (Non-Historic
age); view facing northwest



Resource ID: 8A-G

Parcel ID: 383991

Address: 2123 W Huisache Avenue, San Antonio, TX 78201

Resource 8F (Non-Historic
age); view facing southwest



Resource 8G (Non-Historic
age); view facing east

