



# 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**

November 15, 2023

**HDRC CASE NO:** 2023-432  
**ADDRESS:** 1302 HICKS AVE  
**LEGAL DESCRIPTION:** NCB 6571 BLK 40 LOT 1  
**HISTORIC DISTRICT:** Alamo Plaza  
**APPLICANT:** Anthony Jacob/JACOB DANA M - 1302 HICKS AVENUE  
**OWNER:** Anthony Jacob/JACOB DANA M - 1302 HICKS AVENUE

#### REQUEST:

The applicant is requesting Historic Landmark Designation for the property at 1302 Hicks Ave.

#### FINDINGS:

a. The request for landmark designation was initiated by the property owner.

b. **HISTORIC CONTEXT:** The structure at 1302 Hicks Avenue is a one-story dwelling, built circa 1928. Anthony J. and Dana M. Jacob currently own the property. Prolific San Antonio developer B.G. Irish subdivided the neighborhood called The Highlands in 1923. He purchased the land from L.P. Peck and Ben Hammond, two members of the Highland Park Improvement Company which was developing the subdivision immediately north of The Highlands. Prior to its purchase for development, Albert Steves, Jr. ran cattle on this property, leading to its early nickname of "the old Steve pasture." Key to the development of what was then the largest suburb in San Antonio was the new trolley line to facilitate commuting to downtown. The No. 10 Line passed through Highland Park via Rigsby Avenue ending at Adele Street (now S Walters) until 1933, when the trolley was replaced by bus service. The current population density of this neighborhood was reached between WW I and WW II. 1302 Hicks Avenue first appears in the 1929-30 San Antonio City Directory as the home of Homer L. (Jr.) and Ethel Bramble. Homer was the President of Merchants Casualty Company, an insurance firm. During World War II the subject property was the home of three World War II soldiers and their families. In the 1942 City Directory, it is listed as the home of Lieutenant Laurence C. Threlkeld and his wife, Leila Mae. The couple married in March 1941, and Leila Mae's parents purchased the property for them in November 1941. Leila Mae's brother, First Lieut. Herbert E. Pace Jr., was killed in action at Corregidor on April 28, 1942. Lt. Threlkeld attained the rank of Major during the war, and his brother, Neil C. Threlkeld, was promoted to the rank of captain in the Solomon Islands. His wife, Mrs. Rita P. Threlkeld, also resided at 1302 Hicks Ave. The property was also home to a fighter pilot named Lt. Col. Luther H. Richmond. His wife (formerly Jean Gaines) was from San Antonio, so she and their children resided there when he was shot down, captured, and held as a Prisoner of War in Germany.

c. **SITE CONTEXT:** The subject property is located in the Highland Park neighborhood of San Antonio, east of the I-37 and I-10 interchange. Anthony J. and Dana M. Jacob purchased the property in June 2021. Cedarcrest (alternately "Cedar Crest") was a neighborhood in San Antonio nestled within Highland Park. An ad in the October 21, 1928 issue of the San Antonio Express describes Cedarcrest as "45 new homes of permanent rock, brick and stucco construction, and covering both sides of the 1300 and 1400 blocks of Hicks Avenue, between New Braunfels and Palmetto Avenues." 1302 Hicks Avenue is situated on the northwest corner of the block at the intersection of S Palmetto Avenue. The house sits along the west edge of the parcel with a ribbon drive along the east side of the lot and house. The house is set back from the street in line with its direct neighbors and other homes on the block.

d. **ARCHITECTURAL DESCRIPTION:** 1302 Hicks Avenue is a one-story, single-family house built in the Spanish Eclectic style. The original structure's wood frame and chimney are clad in stucco. The Spanish Eclectic style developed in California in the early 20th century and experienced great popularity throughout the 1920s on a national scale, but particularly in the Southwest United States and Florida. Hicks Avenue and the surrounding neighborhood attracted an affluent group of purchasers including

professionals and wealthy landowners. Development ceased during the Great Depression, and the style was not revived in the post-depression era. The front façade features an octagonal left wing and a front-facing gabled right wing, extended so that a wooden shed roof covers a concrete porch in the center third of the façade. The porch roof is supported by wooden square floor-to-ceiling columns, with exposed rafters and synthetic composite shingles. The octagonal left wing features a castellated parapet on the front facing extension, with rooftop railing. The center section features an arched cutout (which may have been a window that has been infilled), and the adjacent sections have one-over-one wood windows. The chimney is located on the right side of the structure, to the right of the eave wall of the front-facing gable. The wood windows over the porch, on the front facing gable, on the right façade, and on the rear façade appear to have been replaced between 2013 and 2016, based on Google Street View imagery. There is a rear accessory dwelling unit (casita) near the southeast corner of the lot, and a storage shed on the southwest corner of the lot. Both structures are single-story units with a low-pitched, side-gabled roof, topped with synthetic composite shingles. The casita has a sliding glass door entry, no windows, and a low-raised wooden deck with a single step and railings. The storage shed has a pair of swinging doors and no windows. Historically, the ribbon drive led to a rear garage at the southeast corner of the lot, as evidenced by Sanborn Maps as late as 1952. Aerial imagery suggests that a new structure was built with a similar footprint around 1987. This structure has been rebuilt as a casita, and Google Street Views indicate that wooden fencing replaced the chain link fence between 2011 and 2013, and the casita and storage shed were built in 2013.

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 families of World War II soldiers who were Prisoners of War or Killed in Action.

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; for its association with prolific home builders American Building Company.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of the Spanish Eclectic style with stucco exterior.

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; it is one of the first 45 homes in the Cedarcrest section of the Highland Park neighborhood.

**RECOMMENDATION:**

Staff recommends approval of a Historic Landmark Designation of 1302 Hicks Avenue based on findings a through e.

**COMMISSION ACTION:**

Approved as submitted.



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