

HISTORIC AND DESIGN REVIEW COMMISSION
March 6, 2024

HDRC CASE NO: 2024-074
ADDRESS: 911 West Agarita Avenue
LEGAL DESCRIPTION: NCB 1792 BLK 20 LOT 43 AND 44
ZONING: R-6 NCD-5
CITY COUNCIL DIST.: 1
APPLICANT: Richard J. and Yvonne B. Davila
OWNER: Richard J. and Yvonne B. Davila
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Charles Gentry

REQUEST: The applicant is requesting a Historic Landmark Designation for 911 West Agarita Avenue.

APPLICABLE CITATIONS:

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

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner or by City Council. Such landmarks shall bear the words "historic, landmark" (HL) in their zoning designation. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any hearing regarding the designation by the historic and design review commission or zoning commission. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. Additionally, requests for designation by a property owner shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Initiation.**
 1. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a request for review of historic significance or evaluation for eligibility for historic landmark designation. Owner consent to initiate historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Requests for historic landmark designation may be requested by or with verified written consent of a property owner and shall be made on a form obtained from the city historic preservation officer. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. Requests made by a person who does not represent the property owner may be made by submitting a Request for Review of Historic Significance. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Such request does not initiate the historic designation process or automatically result in interim controls. All applications shall be evaluated by the historic preservation officer and may be referred to the Historic and Design Review Commission for a Finding of Historic Significance in accordance with this section.
- g. **Decision.** A Finding of Historic Significance may be approved by the Historic Preservation Officer or by the historic and design review commission by a majority vote of members present. If approved, the Historic Preservation Officer will seek concurrence from the property owner. Property owners may verify or withdraw consent at any time during the designation process.
 1. All requests for a change in zoning to include a historic zoning overlay having either written,

- verified owner consent or resolution by City Council to proceed with the historic landmark designation will be processed in accordance with 35-421.
2. If the subject property owner does not consent to the proposed designation, the Historic Preservation Officer shall request City Council resolution to initiate historic landmark designation.
 3. To designate a historic landmark, the city shall obtain consent to the designation by the owner of the property or approval of designation by three-fourths (¾) vote of the Historic and Design Review Commission recommending the designation and a three-fourths (¾) vote by the City Council. If the property is owned by an organization that is a religious organization under Section 11.20, Tax Code, the property may be designated as a historic landmark only if the organization consents to the designation.
 4. Upon passage of any ordinance designating a historic landmark, or removing the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b). In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
 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;**
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic, or cultural motif.**

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The property at 911 West Agarita Avenue is a one-story Craftsman bungalow located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Richard and Yvonne Davila currently own the property. Beacon Hill evolved during San Antonio’s first and greatest expansion, which began in the 1850s and continued with few interruptions until the Great Depression. The neighborhood grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park. The subject property was built circa 1918, and was designed by architect Beverly Spillman, who designed many fine homes in San Antonio and was prominent throughout South Texas. He was the architect for numerous theaters in South Texas, the San Angelo Hotel, the East Wing of the San Antonio City Marketplace (“El Mercado”), and the General Office Building and Entry Gate for the San Antonio Portland Cement Company. He was the architect for the Alamo Methodist Church in the King William Historic District, the Spanish Mission style building at the corner of South Alamo and Wickes which is now listed on the National Register of Historic Places. The address first appeared in the 1919 City Directory as the home of Rexford S. & Louise Cozby. Mr. Cozby practiced law in San Antonio for more than 50 years, and Mrs. Cozby was very active in local social life, serving in leadership roles for the Junior League and the Women’s Club.
- c. **SITE CONTEXT:** The subject property is a south-facing house, situated near the southeast corner of a block bound to the north by West Summit Avenue, the east by Blanco Road, the south by West Agarita Avenue, and the west by Grant Ave. The block includes other one-story Craftsman and two-story

Neoclassical residences. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon drives. The backyard is enclosed by a wooden privacy fence with a swinging gate at the end of the straight concrete driveway.

d. **ARCHITECTURAL DESCRIPTION:** The subject property is a single-story Craftsman bungalow built circa 1918, with a low-pitched, hipped roof with composite shingles, wide overhanging eaves with exposed rafters, and a porte cochere covering the driveway adjacent to front porch. The front porch and driveway are covered by the rightmost gable, features square columns, and in the rear is a raised wooden deck with latticed skirting, wood railing, and a wood stairway with six steps. The front façade features a group of four single-sash wooden windows centered under the overhanging eave of the leftmost front-facing gable. The left façade includes three small single-sash wooden windows, a group of two small single-sash wooden windows, and centered group of two single-sash wooden windows. The right façade includes two groups of three single-sash wooden windows, and a smaller single-sash wooden windows in the center. The walls of each façade include distinctive wooden clapboard siding. There is a small wooden storage shed with a side-gabled roof with composite shingles, located in the northwest corner of the lot.

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):

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; as an example of a residence designed by prominent architect Beverly Spillman.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a Craftsman style bungalow.

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; as one of the earliest homes in the Beacon Hill neighborhood.

f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

g. If the HDRC approves the Historic Landmark Designation, then the recommendation for designation is submitted to the Zoning Commission. The Zoning Commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.

h. Per UDC Sec. 35-608, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION: Staff recommends approval of a Historic Landmark Designation of 911 West Agarita Avenue based on findings a through e.

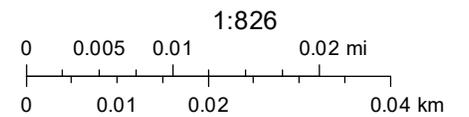
City of San Antonio One Stop



February 15, 2024

drawGraphics_poly

 User drawn polygons





HISTORIC PRESERVATION

Historic Assessment

Property Address: 911 West Agarita Avenue

1. Application Details

Applicant: Richard J. and Yvonne B. Davila
Type: Historic Landmark Designation
Date Received: 14 February 2024

2. Findings

The property at 911 West Agarita Avenue is a one-story Craftsman bungalow located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Richard and Yvonne Davila currently own the property. Beacon Hill evolved during San Antonio's first and greatest expansion, which began in the 1850s and continued with few interruptions until the Great Depression. The neighborhood grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park.

The subject property was built circa 1918, and was designed by architect Beverly Spillman, who designed many fine homes in San Antonio and was prominent throughout South Texas. He was the architect for numerous theaters in South Texas, the San Angelo Hotel, the East Wing of the San Antonio City Marketplace ("El Mercado"), and the General Office Building and Entry Gate for the San Antonio Portland Cement Company. He was the architect for the Alamo Methodist Church in the King William Historic District, the Spanish Mission style building at the corner of South Alamo and Wickes which is now listed on the National Register of Historic Places.

The address first appeared in the 1919 City Directory as the home of Rexford S. & Louise Cozby. Mr. Cozby practiced law in San Antonio for more than 50 years, and Mrs. Cozby was very active in local social life, serving in leadership roles for the Junior League and the Women's Club.

3. Architectural Description

The subject property is a south-facing house, situated near the southeast corner of a block bound to the north by West Summit Avenue, the east by Blanco Road, the south by West Agarita Avenue, and the west by Grant Ave. The block includes other one-story Craftsman and two-story Neoclassical residences. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon drives. The backyard is enclosed by a wooden privacy fence with a swinging gate at the end of the straight concrete driveway.

The subject property is a single-story Craftsman bungalow built circa 1918, with a low-pitched, hipped roof with composite shingles, wide overhanging eaves with exposed rafters, and a porte cochere covering the driveway adjacent to front porch. The front porch and driveway are covered by the rightmost gable, features square columns, and in the rear is a raised wooden deck with latticed skirting, wood railing, and a wood stairway with six steps.

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HISTORIC PRESERVATION

The front façade features a group of four single-sash wooden windows centered under the overhanging eave of the leftmost front-facing gable. The left façade includes three small single-sash wooden windows, a group of two small single-sash wooden windows, and centered group of two single-sash wooden windows. The right façade includes two groups of three single-sash wooden windows, and a smaller single-sash wooden windows in the center. The walls of each façade include distinctive wooden clapboard siding.

There is a small wooden storage shed with a side-gabled roof with composite shingles, located in the northwest corner of the lot.

Character-defining features of 911 West Agarita Avenue include:

- Low-pitched roof with overhanging eaves
- Exposed beams, rafters, and triangular braces
- Wooden clapboard siding
- Porte cochere covering driveway adjacent to front porch

4. Landmark Criteria

The property meets six criteria under UDC 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;**
- **8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
- **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;**

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 911 West Agarita Avenue meets this threshold. Further research may reveal additional significance associated with this property.



HISTORIC PRESERVATION



1. 911 West Agarita Avenue – Front façade

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2. 911 West Agarita Avenue – Right side (East)

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3. 911 West Agarita Avenue – Left side (West)

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4. 911 West Agarita Avenue – Rear (North)

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5. 911 West Agarita Avenue –Storage shed

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HISTORIC PRESERVATION



6. Sanborn Map (1931), Vol.1, Sheet 94

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