

HISTORIC AND DESIGN REVIEW COMMISSION
March 6, 2024

HDRC CASE NO: 2024-049
ADDRESS: 824 West Magnolia Avenue
LEGAL DESCRIPTION: NCB 1829 BLK 21 LOT E 25 FT OF 4 & W 45
FT OF 5
ZONING: R-6 NCD-5
CITY COUNCIL DIST.: 1
APPLICANT: Duncan Hayse
OWNER: Duncan Hayse and Sheila Black
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Charles Gentry

REQUEST: The applicant is requesting a Historic Landmark Designation for 824 West Magnolia 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.**
 3. **Its identification with a person or persons who significantly contributed to 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 824 West Magnolia Avenue is a two-story Prairie style Four-Square brick residence located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. The property at 824 West Magnolia Avenue is a two-story Colonial Revival style residence located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Duncan Hayse and Sheila Black 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 1919. The address first appeared in the 1921 City Directory as the home of F.J. & Margaret Tips, owner and manager of the Tips Hardware Company. The Tips family managed hardware stores at various locations in San Antonio beginning in the late nineteenth century. F.J. Tips managed a store located at 114 West Commerce Street in the late 1910s. Mr. Tips is listed at this address in the City Directory as late as 1927. In the 1929 City Directory, the address is listed as the home of Leon N. Walthall, owner and manager of the Walthall Music Company, which sold musical instruments, radios, records players, equipment in San Antonio for decades. Walthall was very active in music education and public presentations, coordinating music for concerts and parades. In the mid- to late-1920s, Walthall operated stores at multiple locations, including 217 West Commerce Street and at the corner of Market and Navarro Streets. Dr. Marjorie Walthall later served as the chair of the music department at San Antonio College in the 1960s.

- c. **SITE CONTEXT:** The subject property is a north-facing house, situated near the middle of a block bound to the north by West Magnolia Avenue, the east by Aganier Avenue, the south by West Mistletoe Avenue, and the west by Blanco Road. The block includes other two-story Colonial Revival residences, as well as one- and two-story Craftsman bungalows. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon driveways. The backyard is enclosed by a chain-link fence with a swinging gate adjacent to the ribbon driveway.
- d. **ARCHITECTURAL DESCRIPTION:** The subject property is a two-story Colonial Revival style residence with a side-gabled roof and wood-simulation vinyl siding. The front porch features square red clay tiles, with three steps leading up to the front door, which is covered by a portico topped with a wooden segmental pediment supported by decorative iron columns. The front door has glass panes and is flanked by sidelights, topped with transom windows. The lower level of the front façade features a group of two cottage windows to the right of the front porch, flanked by two single-sash wooden windows. The upper level features a group of two smaller single-sash wooden windows in the center with wooden flower boxes below the sill, plus two separate single-sash windows. The left façade includes a brick chimney. In the rear is a raised wooden deck with latticed skirting and wood railing.
- 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 Tips and Walthall families.

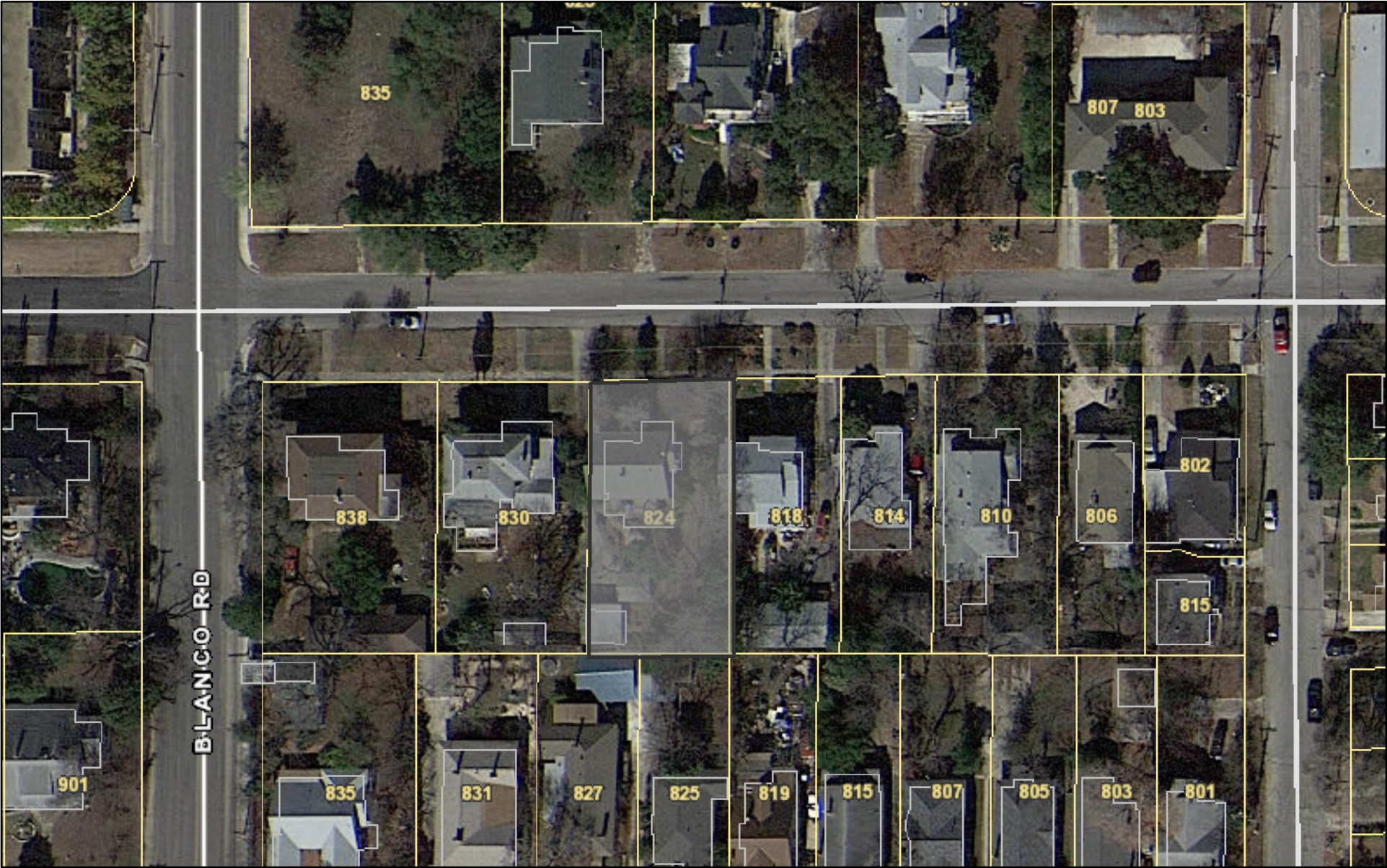
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a Colonial Revival style residence.

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 824 West Magnolia Avenue based on findings a through e.

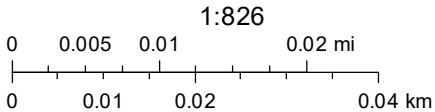
City of San Antonio One Stop



February 15, 2024

drawGraphics_poly

User drawn polygons





HISTORIC PRESERVATION

Historic Assessment

Property Address: 824 West Magnolia Avenue

1. Application Details

Applicant: Duncan Hayse
Type: Historic Landmark Designation
Date Received: 27 January 2024

2. Findings

The property at 824 West Magnolia Avenue is a two-story Colonial Revival style residence located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Duncan Hayse and Sheila Black 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 1919. The address first appeared in the 1921 City Directory as the home of F.J. & Margaret Tips, owner and manager of the Tips Hardware Company. The Tips family managed hardware stores at various locations in San Antonio beginning in the late nineteenth century. F.J. Tips managed a store located at 114 West Commerce Street in the late 1910s.

Mr. Tips is listed at this address in the City Directory as late as 1927. In the 1929 City Directory, the address is listed as the home of Leon N. Walthall, owner and manager of the Walthall Music Company, which sold musical instruments, radios, records players, equipment in San Antonio for decades. Walthall was very active in music education and public presentations, coordinating music for concerts and parades. In the mid- to late-1920s, Walthall operated stores at multiple locations, including 217 West Commerce Street and at the corner of Market and Navarro Streets. Dr. Marjorie Walthall later served as the chair of the music department at San Antonio College in the 1960s.

3. Architectural Description

The subject property is a north-facing house, situated near the middle of a block bound to the north by West Magnolia Avenue, the east by Aganier Avenue, the south by West Mistletoe Avenue, and the west by Blanco Road. The block includes other two-story Colonial Revival residences, as well as one- and two-story Craftsman bungalows. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon driveways. The backyard is enclosed by a chain-link fence with a swinging gate adjacent to the ribbon driveway.

The subject property is a two-story Colonial Revival style residence with a side-gabled roof and wood-simulation vinyl siding. The front porch features square red clay tiles, with three steps leading up to the front door, which is covered by a portico topped with a wooden segmental pediment supported by decorative iron columns. The front door has glass panes and is flanked by sidelights, topped with transom windows.

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HISTORIC PRESERVATION

The lower level of the front façade features a group of two cottage windows to the right of the front porch, flanked by two single-sash wooden windows. The upper level features a group of two smaller single-sash wooden windows in the center with wooden flower boxes below the sill, plus two separate single-sash windows. The left façade includes a brick chimney. In the rear is a raised wooden deck with latticed skirting and wood railing.

Character-defining features of 824 West Magnolia Avenue include:

- Two-story Colonial Revival style
- Portico over front porch
- Brick chimney

4. Landmark Criteria

The property meets six 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;**
- **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 824 West Magnolia Avenue meets this threshold. Further research may reveal additional significance associated with this property.



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1. 824 West Magnolia Avenue – Front façade

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2. 824 West Magnolia Avenue – Right side (West)



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3. 824 West Magnolia Avenue – Left side (East)



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4. 824 West Magnolia Avenue – Rear (South)



HISTORIC PRESERVATION



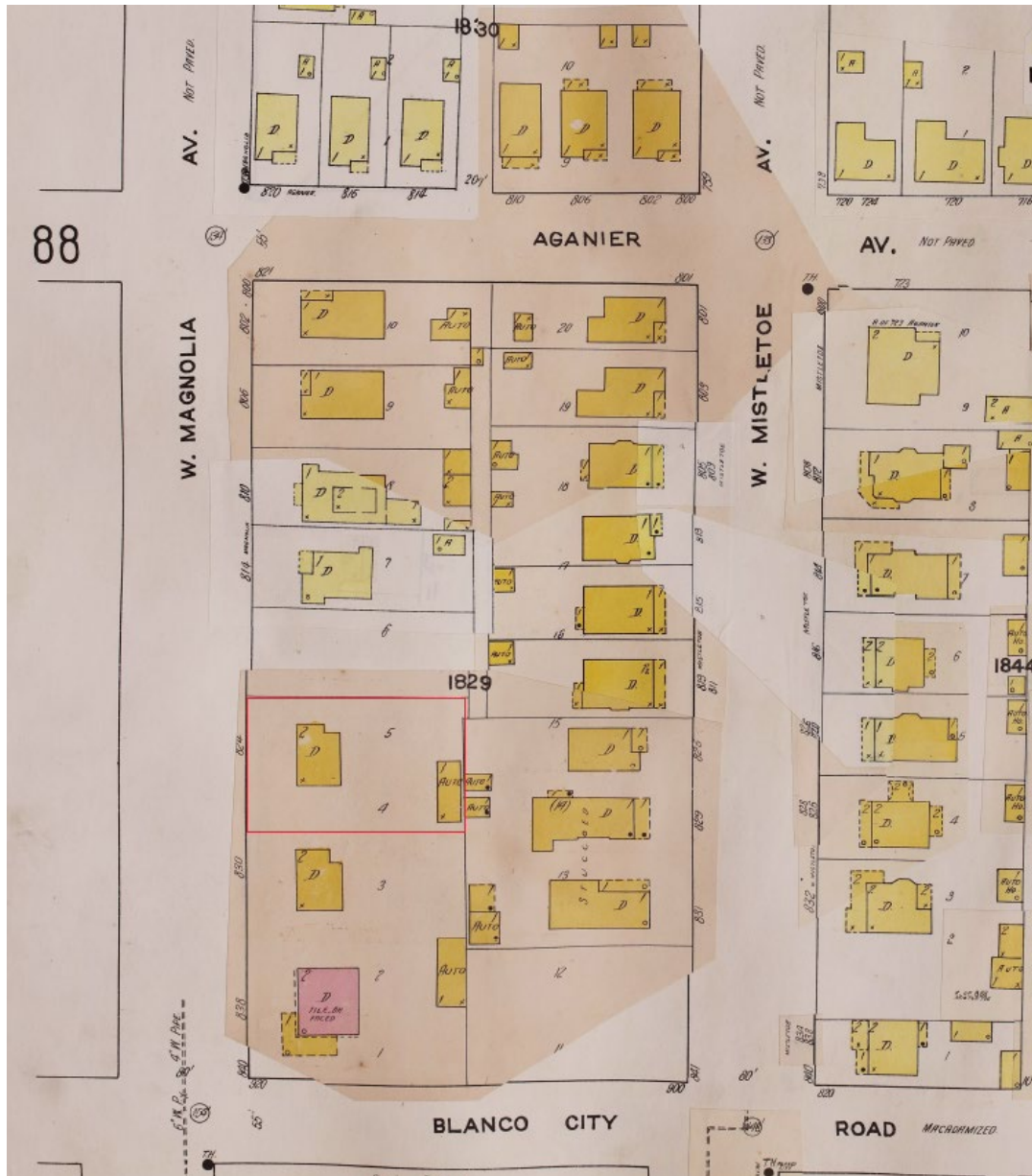
5. 824 West Magnolia Avenue –detail

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6. Sanborn Map (1931), Vol.1, Sheet 89

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SUNDAY, THE SAN ANTONIO LIGHT, MAY 6, 1917, 39

THIS IS THE HOUSE THAT JACK BUILT

San Antonio Gas & Electric Co.
B. CLARENCE JONES, Secretary-Treasurer.
\$200 worth for labor on house and gas piping laid to meter.
"Own Your Own Home and remember the two most important aids to better living—gas and electricity."

ALAMO FURNITURE CO.
I. B. HOLLOWELL, Manager.
All furniture for one of the bed rooms.

NEWTON-WELLER & WAGNER.
Furnishers of all Crockery, chinaware, dishes and glassware for this home.

PEDEN IRON & STEEL CO.
All finish hardware and door fixtures.

NICHOLSON & FURNISH.
Owners of beautiful Beacon Hill, where attractive homes are the rule and not the exception.
Contributed \$100 for construction expense.

ALAMO IRON WORKS.
EUGENE HOLMGREEN, President.
Reinforcing and structural steel for the building, together with \$25 check for the labor account.

CIBOLO GRAVEL CO.
Gravel for the sidewalk and foundation given for this house by H. J. Hatch, President.

C. W. Ling Sand & Crushed Stone Co.
This firm contributed sand and crushed stone for walks and foundation.

C. F. Parker, Concrete Contractor.
Sidewalk construction for this home will be superintended by Mr. Parker.

CENTRAL TRUST CO.
J. O. TERRELL, President.
Contributors of \$100 towards the general expense fund.

DOYLE DECORATING CO.
\$10.00 Cash.
HENRY A. SCHOENFELD
\$10.00 Cash.
TEXAS GLASS & PAINT CO.
\$10.00 Cash.

WM. S. SENG,
Building Material.
Will furnish enamel, medical cabinet.

B. J. LANGE JR.
THE "SAFE MAN."
Donated "Hall" built-in safe.

Texas Trap Rock Co.
A. B. MUEH.
Trap rock for paving driveway.

Tips Hardware Co.
F. J. TIPS, Manager.
All Rough Hardware.

Kuntz-Albaugh Lbr. Co.
\$10.00 ALBAUGH, President.
\$120 worth of lumber for the house.

WOLFF & MARX CO.
W. C. RIGBY.
All rugs, draperies and linoleums will be furnished by us.

ED STEVES & SONS.
ALBERT STEVES SR.
Lumber amounting to \$120 in value for the house.

OWN YOUR OWN HOME
Furnish it only with up-to-date furniture, dishes and rugs. From Peck's Quality Store, and your happiness will be supreme. We have a choice selection, with no extra charge.
L. P. PECK.

ADAMS & ADAMS
and C. T. Boelhaave, associate architects drew plans for the house.

WRIGHT & SANDERS
JACK SANDERS.
Will build the house in one day.

MARTIN WRIGHT.
We are donating the electric wiring and fixtures complete, together with a "Diamond Jewel" gas stove and heater.

San Antonio Machine & Supply Co.
PAUL KRUEGER, Manager.
All galvanized water piping.
Distributors of "Hyes" Pipe.

BEITEL LUMBER CO.
BY ROY M. BEITEL.
\$120 worth of lumber towards "The House That Jack Built."

POST LUMBER CO.
BY C. M. CAIN, President.
\$120 worth of lumber for the house.

MISSION LUMBER CO.
GEO. ZALMANZIG, President.
Lumber of \$120 value.

VAUGHAN LUMBER CO.
BY GEO. O. VAUGHAN.
Contributors of \$120 worth of lumber for the house built in a day.

PETRICH-SAUR LUMBER CO.
LEE PETRICH.
We give \$120 worth of lumber.
See us when you want to own your home.

These Contributors Representing San Antonio's Most Reputable Business Interests Have Made the Gift House Possible

6. San Antonio Light, May 06, 1917, pg. 104

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In Compliment to

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THE WALTHALL MUSIC CO.
217 West Commerce Street

Will give daily recital at 2:30 p. m.
on the

AMPICO

Exclusive Dealers for the

Chickering Marshall & Wendell
Ivers & Pond Hallet & Davis
Conway and Lexington Pianos

Come in and rest while you listen to the
world's greatest masters play their own com-
positions.

6. *San Antonio Light*, April 21, 1925, pg. 5

SAN ANTONIO

AFTERNOON
AND NIGHT

**MON., 1
OCT.**

Doors Open at 1 and 7 p. m.
Performances at 2 and 8 p. m.

Advance Ticket Sale Opens Saturday, Sept. 29, at
WALTHALL MUSIC CO.
Corner Market and Navarro Streets

**RINGLING BROS.
AND
BARNUM & BAILEY
COMBINED**

CIRCUS

1000 WONDERS

THE MONSTER
SEA ELEPHANT

THE ONLY ONE OF ITS
KIND EVER CAPTURED
AND BRED ALIVE

MOST PEOPLE FORGOT
LAST YEAR'S ELEPHANT
ONE HUNDRED CLOWNS

PRICES—From 10c to 50c. Seats, 75c to \$1.00. Box Seats, \$1.50 to \$2.00. Reserved Seats, \$2.50 to \$5.00. Children, 50c to 75c. Free for children under 10. Free for children under 5.

6. *San Antonio Light*, September 23, 1928, pg. 25

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