



HISTORIC PRESERVATION

Historic Assessment

Property Address: 1302 Hicks Avenue

Case No. Z-2023-10700367 HL

1. Application Details

Applicant: Anthony J. and Dana M. Jacob
Type: Historic Landmark Designation
Date Received: 17 October 2023

2. Findings

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.

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.” The American Building Company claimed that these “Cedarcrest ABC Everlasting Homes are far and away in the front rank of the most outstanding home values ever offered in San Antonio,” and promised that “Folks will live happily ever after in Cedarcrest, for here are real homes, securely built, financed so as not to be a burden, and constructed for everlasting satisfaction.”¹

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. 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. From 1931 to 1934, the home was listed as vacant in the City Directory, and then it was occupied briefly by a series of tenants: Mrs. Mamie McMillan, a dressmaker (1936); Mr. William M. Stephens, an industrial engineer, and his wife Edythe (1938); and Mr. William A Weaver, a salesman, and his wife Geraldine (1940).

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. Leila Mae was the daughter of Colonel and Mrs. Herbert Edward Pace. Col. Pace was stationed at Fort Sam Houston, where he was the head of finance for the Eighth Corps Area Command.

¹ Ad, *San Antonio Express* (October 21, 1928), p. C3.



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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 was the son of Dr. and Mrs. Richard L. Threlkeld of Broomfield, Colorado.² During the war, he attained the rank of Major, 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.³ 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. After the war, the Richmond family left San Antonio and he rose to the rank of Major General in the U.S. Air Force. The Threlkelds also relocated after the war. In 1948, the City Directory lists Mr. S. Schira and his wife Katie at this address. From 1951 to 1970, it was the home of Mr. William A. Wiley, an inspector at Kelly Air Force Base, and his wife Mattie.

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.

3. 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 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

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wooden fencing replaced the chain link fence between 2011 and 2013, and the casita and storage shed were built in 2013.

Character-defining features of 1302 Hicks Avenue include:

- Spanish Eclectic style with stucco exterior
- Flat roof with castellated parapet and rooftop railing
- Rear accessory dwelling unit (casita) and storage shed

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;**
- **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 1302 Hicks Avenue meets this threshold. Further research may reveal additional significance associated with this property.



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1. 1302 Hicks Avenue – Front façade

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2. 1302 Hicks Avenue – Right side (West)



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3. 1302 Hicks Avenue – Left side (East)



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4. 1302 Hicks Avenue – Rear (South)



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5. 1302 Hicks Avenue – Casita & storage unit (North)



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6. Sanborn Map (1931), Vol. 3, Sheet 319

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SAN ANTONIO EXPRESS: SUNDAY MORNING, OCTOBER 21, 1928

U 3

Announcing **CEDAR** **CREST** *Everlasting Homes*

45 NEW ABC HOMES of ROCK, BRICK and STUCCO
at \$5995 to \$7995--A MOST REMARKABLE FINANCE PLAN
For these homes exclusively, ABC offers a New Purchase Plan
never equalled in San Antonio . . . Visit Cedarcrest today!

CEDARCREST ABC Everlasting Homes, embracing 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, are open for inspection for the first time today.

The American Building Company sincerely believes that these Cedarcrest ABC Everlasting Homes are far and away in the front rank of the most outstanding home values ever offered in San Antonio.

So unusual is the Cedarcrest ABC home development, that it has been possible to perfect a sound purchase plan, exclusively for Cedarcrest homes, making a home here of permanent construction available to you on convenient terms never before equalled in San Antonio.

Each one of the 45 new Cedarcrest ABC Everlasting Homes is distinctly different. Each is of the highest class ABC construction, in rock, brick or stucco. Each rests upon steel-reinforced concrete foundation. The roof of each is guaranteed against any defect of any kind. Between concrete foundation and roof, the finest materials have been painstakingly set in place by skilled ABC craftsmen, with full measure of pride in their precise handiwork. Upon the hinge-edge of each front door in Cedarcrest, is the permanent, yet inconspicuous ABC trademark, like "Sterling" on silverware, telling its own story of the willingness of the builder to be identified with the home ten, twenty years from now when the true test of good construction comes, and establishing unqualifiedly a stable value and higher re-sale value.



There are no two Cedarcrest homes alike. Each is individually designed and distinctive. Two of the Cedarcrest homes have been completely furnished and draped by King Furniture Company. You are invited to visit them.

**TUNE IN ON THE ABC RADIO
PROGRAM OVER K. T. S. A
1:30 TO 2:30 P. M. TODAY.....**

**Prices of All ABC
Cedarcrest Homes
will be advanced at**

7. San Antonio Express (October 21, 1928), Pg. C3

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Miss Jean Gaines to Wed Randolph Field Officer



ENGAGED. — Miss Jean Gaines' engagement to Lieut. Luther H. Richmond of Randolph Field is announced today by her mother, Mrs. Ruby Gaines.

Marriage to Be Held on Nov. 22

Mrs. Ruby Gaines announces the engagement of her daughter, Jean to Lieut. Luther H. Richmond of Randolph Field, son of Mr. and Mrs. L. H. Richmond of Northampton, Mass. Their marriage will take place at 6:30 p. m., Nov. 22 in the chapel of the First Baptist Church.

Miss Gaines is a graduate of Jefferson Senior School, and is a member of Kappa Sigma Delta Sorority. Lieut. Richmond, who is an instructor at Randolph Field, was graduated from the American International College in Springfield, Mass., and later received his "wings" at Kelly Field.

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Club Activities

The executive committee of the Thomas Jefferson Parent Teacher Association will meet Tuesday, Nov. 7, at 9:30 a. m. in the conference room at the school. Plans have been completed for the November meeting which will be in the form of open house. Thursday night, Nov. 8, Mrs. L. N. Scofield, program chairman, announced supper to be served in the cafeteria at 6:30 p. m., following which, the teachers will be in their rooms to receive parents. The program will take place at

ship campaign. Nine rooms had

8. San Antonio Express (November 05, 1939), Pg. 51

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8. San Antonio Express (February 17, 1941), Pg. 6

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6. San Antonio Light (April 05, 1942), Pg. 41

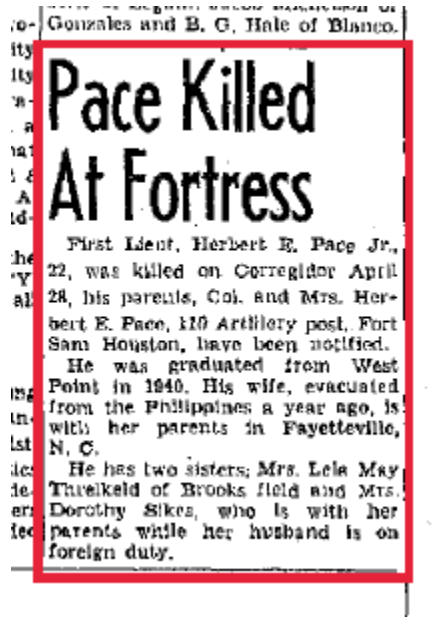
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7. *San Antonio Light* (May 04, 1942), Pg. 9



8. *San Antonio Light* (July 26, 1942), Pg. 71

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9. San Antonio Light (July 17, 1944), Pg. 7



10. San Antonio Express (June 09, 1945), Pg. 12

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THURSDAY MORNING, JUNE 14, 1945

37 South Texas Men Are Reported Freed

Ten Other Men From This Area Listed
In War and Navy Casualty Reports

Three San Antonians and three from this area have been reported killed in action; four South Texans, wounded; and 11 San Antonians and 26 South Texans, reported liberated from German prison camps, according to the latest army-navy casualty list released by the office of war information.

KILLED

From San Antonio:
Pvt. Basilio L. Lucio, son of Juan Lucio, 324 S. Frio St.
Pfc. George H. Mackas, son of Mrs. Isabel Mackas, 1237 N. Flores St.
Pfc. Wenceslao T. Salazar, husband of Mrs. Mercedes Salazar, 919 S. Pecos St.
From South Texas:
Pvt. Homer D. Frazier, Giddings.
Pfc. Ludwig J. Novosad, La Grange.
Pfc. Alfred M. Scott Jr., Austin.

WOUNDED

From South Texas:
Pfc. Howe Hall Jr., McAllen.
Pfc. Romeo A. Herrera, Brownsville.
Pvt. Jesus B. Pulido, Creedmoor.

LIBERATED

From San Antonio:
Staff Sgt. Edgar A. Currie, son of Mrs. Zenaida L. Currie, 1419 Ave. B.
First Lt. Myron J. Dmochowski, husband of Mrs. Edwina Dmochowski, 221 Terrell St.
Staff Sgt. Glenn M. La Pine, husband of Mrs. Thelma La Pine, 322 Nolan St.
Pvt. Taylor J. Lupton, son of Mrs. Bessie Stahl, 924 Main Ave.
Second Lt. Wayne M. McCoy, husband of Mrs. Ernestine R. McCoy, 1022 W. Olmos Drive.
First Lt. Raymond E. Moffat, husband of Mrs. Lucille J. Moffat, 402 Gellad St.
Pvt. Manuel Montalvo, husband of Mrs. Eloisa Montalvo, 3174 W. Laurel St.
Tech Sgt. Van D. Pinner, son of Mrs. Venia Howell, 637 Leich St.

Lt. Col. Luther H. Richmond, husband of Mrs. Jean Richmond, 1202 Hicks Ave.

Staff Sgt. West L. Struwe, son of Curtis L. Struwe, 119 Nathan St.

Pfc. Raymond Vasquez, husband of Mrs. Ester V. Vasquez, 318 Martinez St.

From South Texas:
Pvt. Cleofas Arenal Laredo.
Pvt. Armand Antony, New Braunfels.

Second Lt. William T. Barnhill Jr., Beeville.

Pfc. Harry Y. Benedict, Austin.
Pfc. Hilario Castro, Del Rio.

Staff Sgt. Stanton W. Chapman, Hondo.
First Lt. Clarence Covert Jr., Austin.

Tech. Sgt. Bruce J. Dunkin, Del Rio.

Pfc. Elbert W. Franklin, Floresville.

Pvt. Octavio A. Garcia, Laredo.
Sgt. Joseph T. Gorce, Edcouch.
Pfc. Camilo L. Guerra, McAllen.

Pvt. Pablo L. Lambaria, Pleasanton.

Pvt. Gregorio L. Lambert Jr., Edna.

Staff Sgt. Louis E. Langston, Laredo.

Pfc. Santos L. Lopez, Rio Grande City.

Second Lt. Lester J. Palmer, Aransas Pass.

Pfc. Calvin W. Quebe, Brenham.

Staff Sgt. Francisco G. Quiroga, Mercedes.

Pfc. Fidel Regalado, Christine.

Staff Sgt. Charles E. Rosenaur, Bigfoot.

Pfc. William L. Schroeder, Brenham.

Second Lt. Allen E. Seamans, Catarina.

Tech. Sgt. John J. Silva, Austin.

Second Lt. Lloyd C. Warren, Lampasas.

Pvt. William S. Weir, Mathis.

Flag Day Rites To Be Observed

Brig. Gen. Beverly
Will Be Speaker

In observance of Flag Day, Brig. Gen. George H. Beverly, Kelly Field commanding officer, will speak at the open-air concert given by the Army Airfield Band of Hondo Field at 7:30 p. m., Thursday at the Arneson River Theater. Sponsored by the American Flag Day Assn. of San Antonio, the concert, directed by Sgt. James Van Lanningham, will include various patriotic numbers. The pledge of allegiance to the flag will be led by Guido E. Ransleben, president of the American Flag Assn. of San Antonio. Rev. James M. Todd, chaplain in the Spanish American War, will give the invocation. The blessing of the colors by Rev. Fr. Alexander Wangler, editor of The Alamo Register, will precede the benediction by Rabbi William Sajo-wick, of Temple Beth-El.

Fisk Rites Planned

Funeral services will be conducted Thursday at 4 p. m. for James Fisk, 68, of 810 E. Ashby Place, who died Sunday in a San Antonio hospital. He was a native San Antonian. Survivors include a brother, Elmore Fisk, Los Angeles, Calif.; a sister, Mrs. Opal Brown, San Antonio, a nephew and two nieces.

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want to own
your home?
See how our
home loan
plan can
help you!

No future
lump-sum
payment
worries when
we finance
your home.

FIRST FEDERAL

SAVINGS & LOAN ASSOCIATION

307 EAST PECAN ST.

FACING TRAVIS PARK

Buy War Bonds and Stamps Here Out of Current Income



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