



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 312 W Courtland and to waive all related fees. *OHP staff recommends approval.*

Case Comments:

On September 21, 2022, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a Finding of Historic Significance and supported the designation of the property as a local landmark.

Case History:

September 21, 2022	HDRC approved Finding of Historic Significance
June 10, 2022	Property purchased by May Chu and Andrew Weissman
October 22, 2021	Request for Review of Historic Significance submitted to OHP
September 23, 2021	Request for demolition review submitted to OHP

Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets four Criteria for Evaluation.

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) and the criteria applied to evaluate properties for inclusion in the National Register. 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;
 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;
 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;
 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
 11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;



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Findings of Fact:

- a. On September 23, 2021, a demolition application was submitted to the Office of Historic Preservation by Trichia S. Ramirez of JC Stoddard Construction on behalf of the property owner of the structure at 312 W Courtland Place, located in the Tobin Hill neighborhood of City Council District 1. OHP staff notified the Tobin Hill Community Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455.
- b. On October 22, 2021, Frederica Kushner submitted a request for review of historic significance for the property at 312 W Courtland Place on behalf of the Tobin Hill Community Association.
- c. On June 10, 2022 the property was purchased from the Archdiocese of San Antonio by May Chu and Andrew Weismann, d.b.a. The Hughes House, LLC.
- d. **HISTORIC CONTEXT:** The property at 312 W Courtland Place is a two-story brick Prairie Style residence with Italianate influence with rear detached building designed by Mason Maury and built c. 1913 for Russell Meriwether (R.M.) Hughes and Lillian Allan Hughes. It is located in the Tobin Hill neighborhood of City Council District 1. The Archdiocese of San Antonio currently owns the property. R.M. Hughes was an industrialist and manufacturer who established a business, the R.M. Hughes Co., in Louisville, Kentucky, and grew it to include sites in other cities, including San Antonio. The family moved to San Antonio from Louisville c. 1902. Daughter Russell Meriwether Hughes studied dancing, and became known worldwide as “La Meri,” a performer, writer, and teacher of ethnic dance. After R.M. Hughes’ death, in 1914, wife Lily became president of the R.M. Hughes Co., which later became the R.M. Hughes Chemical Co. The company closed its doors in 1968. La Meri Hughes was a dance expert who taught at Julliard, among other schools and universities, and founded a school with modern dancer Ruth St Denis in New York City. She wrote five books on dance, one of which is considered the definitive text on Spanish dance. She and her parents are buried at Mission Burial Park in San Antonio. Mason Mauri was a devotee of the Chicago School who began practicing in Louisville, Kentucky, in the 1880s. By 1902, he designed more than 700 structures. Two of his buildings are listed on the National Register of Historic Places, the Louisville Trust and Kaufman Straus. 312 W Courtland Place is an exceptional example of the Prairie Style. Based on Sanborn Maps and construction photos, the building footprint and the building we see today are original and essentially, unmodified. The location and site layout of 312 W Courtland reinforces the urban development pattern of nearby Monte Vista, which includes two-story primary structures often times designed by an architect or master builder; designed in an identifiable style with well-considered details and materials; prominent orientation on the property sometimes with large front setbacks; accessory buildings on the property; and separate vehicular access and storage space. These elements served to differential the manses built by successful business families during the late 19th century and early 20th century, San Antonio’s Gilded Age, from other early 20th century neighborhoods. The Koehler, Otto House, the Bennett House, the structures on the 2000 block of N. Main among others are included in this cluster that lay just on the outskirts of Monte Vista across W. Ashby.
- e. **SITE CONTEXT:** 312 W Courtland Place is situated on the corner of W Courtland Place, formerly Washington Place, and historic Belknap Ave, a street unique in that it is, for much of its length, surfaced with stamped concrete imitating brick. It is directly behind the historic Koehler House, is within one block of the historic Temple Beth El, and the Bennett house on the San Antonio College campus.
- f. **ARCHITECTURAL DESCRIPTION:** 312 W Courtland Place is an exceptional example of the Prairie Style. The north facing two-story house is a ten-room brick dwelling, rectangular in form

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

with a highly expressed front porch and terrace. A porte cochere is on the west elevation with a circular driveway entry and matching accessory building on Belknap. A two-story solarium or enclosed porch faces south. The east facade is conventional with minor protrusions at the chimneys and a bay with glazing. The Prairie Style residence has a symmetrical low slope, terra cotta tiled hip roof with large extended eaves. Character-defining features include a modular brick exterior in running bond with simple geometric and linear details; symmetrical front facade with open porch; symmetrical, low slope hip roof with wide overhanging eaves; five brick chimneys; materials and details to convey horizontality; architectural details in cast concrete that contrast with the brick base building, massive piers, and a traditional wide center step entry. Earlier styles are evident in the use of double-hung windows, cast concrete bases, dentil frieze below the eaves, a classical front door frame, and classically inspired pilasters, architrave, and wood shingle siding on the south projection.

- g. **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;** the house was built for R.M. Hughes and his family, including his daughter, the prominent dancer and ethnographer La Meri Hughes.
 - 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 property was designed by Mason Maury, a Kentucky architect who designed more than 700 structures, two of which are listed in the National Register of Historic Places.
 - 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;** 312 W Courtland Place is an example of a Prairie Style residence with Italianate influence.
 - 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the building footprint and the building are original and unmodified.
 - 11. It is distinctive in character, interest, or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** the location and site layout of 312 W Courtland reinforces the urban development pattern of nearby Monte Vista.
- h. 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.
- i. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought and a demolition request could be approved administratively.

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- j. Per UDC Sec. 35-453, 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.

ATTACHMENTS:

HDRC recommendation

HDRC published exhibits

Letter of support from the Conservation Society



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

September 21, 2022

HDRC CASE NO: 2021-618
ADDRESS: 312 W COURTLAND PLACE
LEGAL DESCRIPTION: NCB 1902 BLK 5 LOT 9 & 10 & W 2.83 FT OF 8
APPLICANT: Frederica Kushner/Tobin Hill Community Association - 15946 PO Box
OWNER: May Chu/The Hughes House, LLC. - 312 W Courtland Place

REQUEST:

A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 312 W Courtland Place for landmark designation.

FINDINGS:

a. On September 23, 2021, a demolition application was submitted to the Office of Historic Preservation by Trichia S. Ramirez of JC Stoddard Construction on behalf of the property owner of the structure at 312 W Courtland Place, located in the Tobin Hill neighborhood of City Council District 1. OHP staff notified the Tobin Hill Community Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455.

b. On October 22, 2021, Frederica Kushner submitted a request for review of historic significance for the property at 312 W Courtland Place on behalf of the Tobin Hill Community Association.

c. On June 10, 2022 the property was purchased from the Archdiocese of San Antonio by May Chu and Andrew Weismann, d.b.a. The Hughes House, LLC.

d. **HISTORIC CONTEXT:** The property at 312 W Courtland Place is a two-story brick Prairie Style residence with Italianate influence with rear detached building designed by Mason Maury and built c. 1913 for Russell Meriwether (R.M.) Hughes and Lillian Allan Hughes. It is located in the Tobin Hill neighborhood of City Council District 1. The Archdiocese of San Antonio currently owns the property. R.M. Hughes was an industrialist and manufacturer who established a business, the R.M. Hughes Co., in Louisville, Kentucky, and grew it to include sites in other cities, including San Antonio. The family moved to San Antonio from Louisville c. 1902. Daughter Russell Meriwether Hughes studied dancing, and became known worldwide as "La Meri," a performer, writer, and teacher of ethnic dance. After R.M. Hughes' death, in 1914, wife Lily became president of the R.M. Hughes Co., which later became the R.M. Hughes Chemical Co. The company closed its doors in 1968. La Meri Hughes was a dance expert who taught at Julliard, among other schools and universities, and founded a school with modern dancer Ruth St Denis in New York City. She wrote five books on dance, one of which is considered the definitive text on Spanish dance. She and her parents are buried at Mission Burial Park in San Antonio. Mason Mauri was a devotee of the Chicago School who began practicing in Louisville, Kentucky, in the 1880s. By 1902, he designed more than 700 structures. Two of his buildings are listed on the National Register of Historic Places, the Louisville Trust and Kaufman Straus. 312 W Courtland Place is an exceptional example of the Prairie Style. Based on Sanborn Maps and construction photos, the building footprint and the building we see today are original and essentially, unmodified. The location and site layout of 312 W Courtland reinforces the urban development pattern of nearby Monte Vista, which includes two-story primary structures often times designed by an architect or master builder; designed in an identifiable style with well-considered details and materials; prominent orientation on the property sometimes with large front setbacks; accessory buildings on the property; and separate vehicular access and storage space. These elements served to differential the manses built by successful business families during the late 19th century and early 20th century, San Antonio's Gilded Age, from other early 20th century neighborhoods. The Koehler, Otto House, the Bennett House, the structures on the 2000 block of N. Main among others are included in this cluster that lay just

on the outskirts of Monte Vista across W. Ashby.

e. **SITE CONTEXT:** 312 W Courtland Place is situated on the corner of W Courtland Place, formerly Washington Place, and historic Belknap Ave, a street unique in that it is, for much of its length, surfaced with stamped concrete imitating brick. It is directly behind the historic Koehler House, is within one block of the historic Temple Beth El, and the Bennett house on the San Antonio College campus.

f. **ARCHITECTURAL DESCRIPTION:** 312 W Courtland Place is an exceptional example of the Prairie Style. The north facing two-story house is a ten-room brick dwelling, rectangular in form with a highly expressed front porch and terrace. A porte cochere is on the west elevation with a circular driveway entry and matching accessory building on Belknap. A two-story solarium or enclosed porch faces south. The east facade is conventional with minor protrusions at the chimneys and a bay with glazing. The Prairie Style residence has a symmetrical low slope, terra cotta tiled hip roof with large extended eaves. Character-defining features include a modular brick exterior in running bond with simple geometric and linear details; symmetrical front facade with open porch; symmetrical, low slope hip roof with wide overhanging eaves; five brick chimneys; materials and details to convey horizontality; architectural details in cast concrete that contrast with the brick base building, massive piers, and a traditional wide center step entry. Earlier styles are evident in the use of double-hung windows, cast concrete bases, dentil frieze below the eaves, a classical front door frame, and classically inspired pilasters, architrave, and wood shingle siding on the south projection.

g. **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; the house was built for R.M. Hughes and his family, including his daughter, the prominent dancer and ethnographer La Meri Hughes.

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 property was designed by Mason Maury, a Kentucky architect who designed more than 700 structures, two of which are listed in the National Register of Historic Places.

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; 312 W Courtland Place is an example of a Prairie Style residence with Italianate influence.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the building footprint and the building are original and unmodified.

11. It is distinctive in character, interest, or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; the location and site layout of 312 W Courtland reinforces the urban development pattern of nearby Monte Vista.

h. 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.

i. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606.

If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought and a demolition request could be approved administratively.

j. Per UDC Sec. 35-453, 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:

A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff agrees with the applicant that the property meets five criteria. Therefore, staff finds that the property is eligible based on findings a through g and recommends a Finding of Historic Significance to the Historic and Design Review Commission.

COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2022

HDRC CASE NO: 2021-618
ADDRESS: 312 W COURTLAND PLACE
LEGAL DESCRIPTION: NCB 1902 BLK 5 LOT 9 & 10 & W 2.83 FT OF 8
ZONING: R-6 S
CITY COUNCIL DIST.: 1
APPLICANT: Frederica Kushner/Tobin Hill Community Association
OWNER: The Hughes House, LLC
TYPE OF WORK: Request for review of historic significance
CASE MANAGER: Amy Fulkerson

REQUEST:

A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 312 W Courtland Place for landmark designation.

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. 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 zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation 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. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. 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. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time, and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed

in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

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FINDINGS:

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RECOMMENDATION:

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Bexar CAD

Property Search > 122164 CATHOLIC STUDENT CENTER for Year 2022

Tax Year: 2022

Property

Account

Property ID:	122164	Legal Description:	NCB 1902 BLK 5 LOT 9 & 10 & W 2.83 FT OF 8
Geographic ID:	01902-005-0091	Zoning:	R-6 S
Type:	Real	Agent Code:	40136
Property Use Code:	5600		
Property Use Description:	EXEMPT - CHURCH		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	312 W COURTLAND PL SAN ANTONIO, TX 78212	Mapsco:	616E2
Neighborhood:	NBHD code10330	Map ID:	
Neighborhood CD:	10330		

Owner

Name:	CATHOLIC STUDENT CENTER	Owner ID:	85548
Mailing Address:	% ARCHDIOCESE OF SAN ANTONIO 2718 W WOODLAWN AVE SAN ANTONIO, TX 78228-5124	% Ownership:	100.000000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$217,560	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$217,560	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$217,560	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$217,560

Taxing Jurisdiction

Owner: CATHOLIC STUDENT CENTER

% Ownership: 100.000000000000%

Total Value: \$217,560

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$217,560	\$0	\$0.00		
08	SA RIVER AUTH	0.018580	\$217,560	\$0	\$0.00		
09	ALAMO COM COLLEGE	0.149150	\$217,560	\$0	\$0.00		
10	UNIV HEALTH SYSTEM	0.276235	\$217,560	\$0	\$0.00		
11	BEXAR COUNTY	0.276331	\$217,560	\$0	\$0.00		
21	CITY OF SAN ANTONIO	0.558270	\$217,560	\$0	\$0.00		
57	SAN ANTONIO ISD	1.424200	\$217,560	\$0	\$0.00		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$217,560	\$0	\$0.00		
Total Tax Rate:		2.726434					
Taxes w/Current Exemptions:					\$0.00		
Taxes w/o Exemptions:					\$5,931.63		

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.2067	9005.00	0.00	0.00	\$217,560	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$217,560	0	217,560	\$0	\$217,560
2021	\$0	\$189,110	0	189,110	\$0	\$189,110
2020	\$0	\$189,110	0	189,110	\$0	\$189,110
2019	\$0	\$0	0	0	\$0	\$0

2023 data current as of Sep 16 2022 1:09AM.

2022 and prior year data current as of Sep 2 2022 7:34AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Request for Review of Historic Significance*

Print



CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

1901 S Alamo, San Antonio, TX 78204

(210) 215-9274 OHP@SANANTONIO.GOV

Date Received

PROPERTY DESCRIPTION

Property Address

Legal Description [Property Search](#)

REQUESTER INFORMATION

Name (First and Last)
Organization (if applies)
Mailing Address
E-mail Address
Phone

OWNER INFORMATION

Owner Name
Owner Mailing Address
E-mail Address
Phone

Has owner been contacted? ☐ yes
☒ no

In accordance with UDC Section 35-606, requests for landmark designation may only be made by or with the concurrence of the property owner. However, any person may request that a property be reviewed for significance (this form) by the HDRC. **This form is not an application for landmark designation. After review, the HPO shall forward the request to the Historic and Design Review Commission for its review and recommendation.*

I, THE UNDERSIGNED, UNDERSTAND AND ACKNOWLEDGE THAT THIS DOCUMENT IS NOT AN APPLICATION FOR HISTORIC LANDMARK DESIGNATION OF THIS PROPERTY. THIS IS A REQUEST FOR REVIEW BY THE APPROPRIATE OFFICIAL OR BODY AND DOES NOT OBLIGATE ANY FURTHER ACTION AS TO THE PROPERTY IN QUESTION. I ALSO UNDERSTAND THAT SUBMISSION OF THIS FORM CONFERS NO RIGHT TO APPEAL ANY ACTION OR DECISION BY ANY OFFICIAL OR BODY. I FURTHER DECLARE THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Frederica Kushner

REQUESTER SIGNATURE

10/20/2021

DATE

PLEASE SUBMIT THIS FORM ALONG WITH:

- ☐ Clear photographs of the building from multiple angles
- ☒ Statement of Significance**
- ☒ Copy of the current ownership information including deed record

Submit

Requests for review may be e-mailed or hand-delivered at the address above.

***The Office of Historic Preservation and Historic and Design Review Commission recommend landmarks for designation on the basis of historical, architectural, and cultural significance. Section 35-607 of the Unified Development Code outlines the Designation Criteria for Historic Districts and Landmarks. Please provide a **Statement of Significance** that explains how the property meets at least three of these criteria.*

Statement of Historic and Cultural Significance

312 W. Courtland Pl.

The 2-story house at 312 W. Courtland Pl., in Tobin Hill, was built in 1913, by businessman R.M. Hughes (1857-1914), originally of Louisville, Kentucky. It is situated on the corner of W. Courtland Pl., formerly Washington Pl., and historic Belknap Ave., a street unique in that it is, for much of its length, surfaced with stamped concrete imitating brick. It is directly behind the historic Koehler House, is within one block of the historic Temple Beth El, and the Bennett house on the San Antonio College campus. It has had only three owners: R.M. Hughes and wife Lily (from 1913); Ozelle Thomson and husband lawyer George R. Thomson (1882-1962) (from 1942); and the Archdiocese of San Antonio, which used it as the Catholic Student Center for San Antonio College (from 1965). It was designed by architect Mason Maury (1846-1919), of Louisville, Kentucky, in a modification of the Prairie Style. *(Please see the Architectural Report for detailed information about the architecture of 312 W. Courtland Pl.)* According to accounts, the house was built with a dance studio in the basement, presumably to accommodate the activities of the Hughes' daughters, Lillian (d.1965) and Russell (d.1988). Lillian was a gifted musician and Russell was a dancer and became known worldwide as "La Meri". *(Please see the separate Hughes House Property Report for more information about the owners and residents of 312 W. Courtland Pl.)* According to newspaper accounts, the house was a center of social activity from the time it was built.

Given its long and distinguished history, 312 W. Courtland Pl. meets the following criteria for historic significance:

#3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation.

It was the home of the R.M. Hughes family:

R.M. Hughes and family:

R.M. Hughes was an industrialist and manufacturer who established a business, the R.M. Hughes Co., in Louisville, Kentucky, and grew it to include sites in other cities, including San Antonio. The family moved to San Antonio from Louisville ca. 1902. Daughter, Lillian Hughes was a gifted piano and vocal performer. Daughter, Russell Meriwether Hughes, studied dancing, and became known worldwide as "La Meri", a performer, writer, and teacher of ethnic dance. After R.M. Hughes' death, in 1914, wife Lily became president of the R.M. Hughes Co., which later became the R.M. Hughes Chemical Co. The Company closed its doors in 1968.

During WWI, the Hughes women participated in the war effort by rolling bandages, knitting scarves and sweaters, and held a weekly open house for the troops. R.M. Hughes widow lived at 312 W. Courtland until her death, in 1927.

Hughes' daughter, Lillian, sometimes performed with her famous sister. She married Lt. David Newcomer in 1920. She was widowed in 1944 and died in 1965.

La Meri:

La Meri began her professional dancing career in the 1920s, and in the 1920s and 1930s she toured and studied dance in Latin America, Europe, Asia, the Pacific, and the United States. In the process she

became an expert in the ethnic dances of various countries and regions. She invited Indian classical dancer, Ram Gopal to the West and toured with him extensively. In 1940, she and Ruth St. Denis, famed modern dancer, founded the "School of Natya", which is Hindu dance, in New York City. It operated until 1956. She taught at various colleges and universities, including the Juilliard School in New York, and at Jacob's Pillow, a dance center, school, and performance space, founded by dancer Ted Shawn, in the Berkshires. Later she was on the Jacob's Pillow board. She also wrote five books on dance, one of which is considered the definitive text on Spanish dance; and she also published six volumes of poetry. Through her work in ethnic dance, La Meri earned the reputation of being one of the foremost experts in that field. Her work embodied the values of each ethnicity and inspired other choreographers to be respectful of dances of cultures not their own. She retired from teaching in 1970, and established Ethnic Dance Arts In., where she presented an annual ethnic dance festival and awards. She donated her collection of ethnic dance materials to the New York Public Library, where it is a major holding of the library's Dance Collection. In 1972, she received the Capezio Dance Award. The international Encyclopedia of Dance includes an article on La Meri. In 1984, La Meri moved back to San Antonio. On her death, in 1988, in a San Antonio hospital, the New York Times published her obituary; and a memorial service was held in New York City.

#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 Hughes House (1912-13) is an exemplary illustration of the Prairie School, a style of architecture rooted in the Arts and Crafts movement and championed by Frank Lloyd Wright. Archetypal Prairie features found in the Hughes House include a low-pitched hip roof, central massing, substantial square columns, and restraint in use of the type of ostentatious ornamentation which was typical during the preceding age of excess. A subtle classical detail, dentil molding along the soffit emphasizes one of the hallmarks of Prairie architecture: horizontality. Perhaps as a nod to its location in San Antonio, the architect also incorporated modest arches within the entry and a decoratively carved balustrade which mimics the stylized quatrefoil windows of Spanish-inspired architecture.

The architect of the Hughes House was Mason Maury (fig. 1). A devotee of the Chicago School of architecture, Maury began practicing in Louisville, Kentucky in the 1880's. His works reflect the influences of Louis Sullivan, Frank Lloyd Wright, and Henry Hobbs Richardson. By 1902 his oeuvre included more than 700 built structures. Two buildings designed by Maury (Louisville Trust and Kaufman Straus) are listed on the National Register of Historic Places. Maury's commission for 312 W Courtland Pl was provided by R M and Lily Hughes.



Figure 1: Mason Maury (1846-1919)



CRITERIA #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.

The Hughes House at 312 Courtland Street was designed by architect Mason Maury of Louisville, Kentucky and built between 1912 and 1913. The property is located within the Tobin Hill Neighborhood. While not in the Monte Vista Historic District but within 400 feet of it and across the street from the landmarked Koehler, Otto House, 312 W Courtland contributes to the historic urban development pattern in Monte Vista of large, high-style houses built by prominent citizens in San Antonio at the beginning of the last century.

312 is an exceptional example of the Prairie style. The north facing two-story house was described in a San Antonio newspaper listing as a “ten-room brick dwelling” and is rectangle in form with a highly expressed front porch and terrace. A porte cochere is on the west elevation with a circular driveway entry and matching accessory building on Belknap. A two-story solarium or enclosed porch faces south. The east façade is conventional with minor protrusions at the chimneys and a bay with glazing. The Prairie style residence has a symmetrical low slope, terra cotta tiled hip roof with large extended eaves. Based on Sanborn Maps and construction photos, the building footprint and the building we see today are original and essentially, unmodified.

Maury practiced for many decades in Kentucky, Tennessee, Ohio, Virginia, Indiana, and Alabama after studying in Boston with Henry Hobson Richardson. The short two years in Richardson’s office appeared to have a strong influence on his work. Maury’s designs were fluent in contemporary styles of the era but utilized Richardson’s approach of personal interpretation of revival styles to distinguish his work from others. This individualistic approach with a mind to durable materials is one hallmark of Maury’s work. By 1909, Maury’s architectural modernism of form and detail appeared consistently in the design and construction of several large luxury residences in Louisville, and 312 W Courtland in San Antonio is no exception.

312 has common Prairie style character defining features including a modular brick exterior in running bond with simple geometric and linear details; symmetrical front façade with open porch; symmetrical, low slope hip roof with wide overhanging eaves; five brick chimneys; materials and details to convey horizontality; architectural details in cast concrete that contrast with the brick base building, massive piers, and a traditional wide center step entry. Earlier styles are evident in the use of double-hung windows, cast concrete bases, dentil frieze below the eaves, a classical front door frame, and classically inspired pilasters, architrave, and wood shingle siding on the south projection.





Beyond the standard and expected features of Prairie style, Maury utilized an individualistic approach responding to the neighborhood character of custom designed residences for demanding clients, and included an exceptional level of composition, detail, and artistry within the style.

The front porch has strong formal hierarchy created by the extended entryway and center terrace. This double-height entry element is woven into the main building and 2nd floor terrace with a trimmed and arched entry and a lower projecting roof over the center terrace. The center set of support columns with a wide compressed arch is distinguished from the rest of the building as the only vertically expressive element in an otherwise, horizontal composition and its legibility as “entry” is clear.



Simple, square brick piers topped with flat, broad caps at the 2nd floor terrace create a prominent secondary plane enclosing the main body of the house. The rear rooms serving as solariums at the south elevation have a similar formal relationship with the main house as a smaller and shorter addition with a separate shed roof. A south facing tiled gable roof connects the main roof with the lower shed roof and expands the usable attic space.

The porte cochere is of similar construction with a 2nd floor room above and a concrete trimmed crenulated parapet wall. For convenience and efficiency, the large side entry is accessed by a twin staircase. The utility use is evident as the space is void of decorative trim and the entire volume is lower, thus smaller, than the main house.



The large roof for the main house is a curved hip form that is both functional and esthetically pleasing; the design increases the height and useable space in the attic while conveying a broad and extended low slope at the eaves.



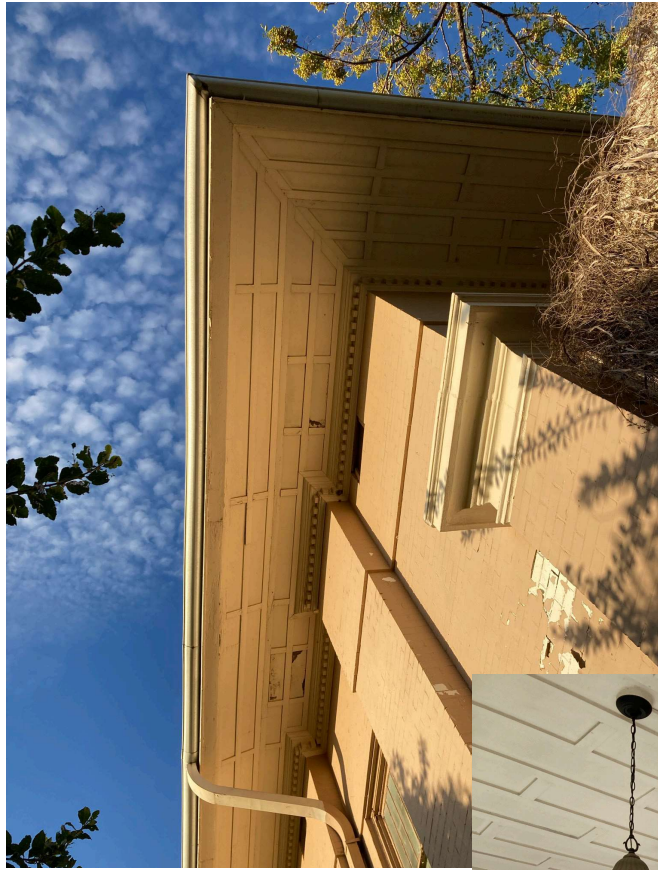
Maury exploited the material possibilities of contrast between the brick and cast concrete. By maintaining the plain horizontal brick coursing consistent throughout the main exterior walls, a basic detail such as the continuous datum line beneath the cornice at the top of window openings on the body of the house provides strong horizontal organization with a mere $\frac{3}{4}$ " brick offset. A similar linear offset detail appears between the porch piers at the top of the terrace floor. Maury's use of cast concrete adds to the presence of artistry and craft in detail. The five sets of porch brackets are fluid and graceful in elevation and appear geometric when viewed as repeating elements along the depth of the pier. The continuous concrete balustrades exhibit an iterative geometric pattern of basic forms that extend through the terrace wall depth. The lower rail on the balustrade aligns with a raised flat trim wrap at the brick piers which then is countered with a depressed channel in the brick above the trim. These plastic or adaptable techniques further weave the formal elements and planes into a coherent and dynamic façade.





The five evenly spaced window groupings within the brick openings on the first floor emulate modern ribbon-style windows and brings the horizontality and wide-angle views to the interior spaces. The 2nd floor window patterns are traditional but are more generous in creating well-lit spaces. A wood panel and batten grid eave detail is a detail that Maury used on earlier residences in Louisville and has used on this residence. The use of a similar panel and batten detail in a running bond at the entry porch ceiling along with the simple yet decorative square tile layout on the open porch floor is further evidence of the architect's commitment to the running bond as a graphic motif.





312 W Courtland Place

#8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship.

The Hughes House is an example of the cultural integrity of its location, design, materials, and workmanship. The Hughes House is located in a neighborhood that was noted for its ideal hilltop setting. Monte Vista and the north portion of Tobin Hill were both known as desirable locations at the outer reaches of the urban neighborhoods, away from industry, and commercial traffic. Although the area declined during the 1970's through the 1990's when many of the monumental houses were subdivided for apartments, the intact neighborhood and higher quality of structures has generally enabled the area to revitalize in recent decades in a close semblance of its originally planned intent.

Architect Mason Maury designed the Hughes House. Maury's successful decades-long career included the design of commercial, institutional, and high-end residential structures. Maury was a founding member of the Kentucky Association of Architects and served as President of the Central Kentucky Chapter of the AIA Kentucky in 1909 and 1910. The house that Maury designed was built as a modern house with spaces that acknowledges its sense of place: an impending car culture is accommodated in appropriately proportioned spaces; large outdoor terraces and porch to expand useable spaces; extended eaves to provide shade; house and basement engage with ground for increased temperature control.

The Hughes House is a structure of modern design and built of local materials indicative of the San Antonio area. Although over-painted, the brick is the ubiquitous San Antonio buff. Artificial stone was readily available and used in San Antonio in the 1880's and due to the limestone deposits throughout the county, the raw materials required for cement and concrete products were economical. By the turn of the 20th century, poured and cast concrete products were commonplace for commercial structures in addition to brick, and were slowly gaining popularity for large residential projects of stone or brick. The effective use of concrete on this house for both structural and decorative applications was exceptional at the time. Additionally, the concrete walled basement below the house contributes to its structural success.

The Hughes House utilized the best of local craftsmanship and construction techniques for all components as evidenced by the current condition of the residence. The house is of very high integrity with most of its original interiors intact, original wood windows, brick and concrete work, wood trims and siding, roof, and brick chimneys in very good condition.

312 W Courtland Place

#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 location and site layout of 312 W Courtland reinforces the urban development pattern of nearby Monte Vista. The discernible development of the Monte Vista area includes: 2 story primary structures often times designed by an architect or master builder; designed in an identifiable style with well considered details and materials; prominent orientation on the property sometimes with large front setbacks; accessory buildings on the property; and separate vehicular access and storage space. These elements served to differential the manses built by successful business families during the late 19th century and early 20th century, San Antonio's Gilded Age, from other early 20th century neighborhoods. The Koehler, Otto House, the Bennett House, the structures on the 2000 block of N. Main among others are included in this cluster that lay just on the outskirts of Monte Vista across W. Ashby.

691697

NOTICE

To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements. (Rev. 7-65).

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:

That I, OZELLE THOMSON, a widow,

of the County of Bexar, State of Texas, for and in

consideration of the sum of Ten and No/100-----(\$10.00)-----DOLLARS
and other good and valuable consideration

to me in hand paid by the grantee herein named, the receipt of which is hereby acknowledged,



have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY
unto MOST REV. ROBERT E. LUCEY, Archbishop of San Antonio, and his successors in
office,
of the County of Bexar, State of Texas, all of
the following described real property in Bexar County, Texas, to-wit:

The West 2.83 feet of Lot Eight (8), all of Lots Nine (9) and
Ten (10), Block Five (5), New City Block One Thousand Nine
Hundred Two (1,902), situated within the corporate limits of
the City of San Antonio, Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee, his successors in office and assigns
forever; and I do hereby bind myself, my heirs, executors and administrators
to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his
successors in office and assigns,
against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

EXECUTED this 4th day of October A. D. 1965.

Ozelle Thomson
Ozelle Thomson, a widow

100 5441 no 460

(Joint acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared
and his wife, both known to me to be the persons whose names are
subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and con-
sideration therein expressed. And the said wife of said
having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the
said acknowledged such instrument to be her act and deed, and she declared
that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to
retract it.

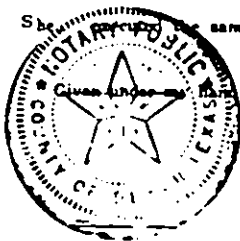
Given under my hand and seal of office on this the _____ day of _____, A. D. 19____
Notary Public in and for _____ County, Texas.

(Single acknowledgment)

THE STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared OZELLE THOMSON, a widow,

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
she executed the same for the purposes and consideration therein expressed.



and seal of office on this the

4th day of October, A. D. 1965.
William J. Lucey
Notary Public in and for BEXAR County, Texas.

WILLIAM J. LUCEY, Notary Public, Bexar County, Texas

AH-94009 RP 1.20
STAMP 51.70

WARRANTY DEED
OZELLE THOMSON, a widow

TO

MOST REV. ROBERT E. LUCEY,
Archbishop of San Antonio

FILED FOR RECORD
IN MY OFFICE

1965 OCT 6 PM 1 20

WILLIAM J. LUCEY
COUNTY CLERK
BEXAR COUNTY, TEXAS

PREPARED IN THE LAW OFFICE OF:
EVANS & MARSHALL
Suite 805 Tower Life Bldg.
San Antonio, Texas 78205

PLEASE RETURN TO:

Most Rev. Robert E. Lucey,
Archbishop of San Antonio
X Paul L. Maldek, Attorney
Alamo National Bank Building
San Antonio, Texas

(Wife's separate acknowledgment)
I, _____, hereby certify that this instrument was filed in the
office and of the time stamped herein by me and was
RECORDED in the volume and page of the DATE RECORDED
of Bexar County, Texas, as stamped herein by me.

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared
wife of _____ known to me to be _____ whose name is subscribed to the fore-
going instrument, and having been examined by me privily and apart from her husband, and having the same by me fully
explained to her, she, the said _____ acknowledged such instrument to be her act
and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and
that she did not wish to retract it.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19____
Notary Public in and for _____ County, Texas.



OCT 6 1965

VOL 5441 PAGE 461































Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

CASH WARRANTY DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

22104710 -SOSA/SCT
Independence Title/GF#

THAT ARCHBISHOP GUSTAVO GARCIA-SILLER, ARCHBISHOP OF THE ARCHDIOCESE OF SAN ANTONIO, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee, THE HUGHES HOUSE LLC, herein named, the receipt of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto THE HUGHES HOUSE LLC, all of the following described real property in Bexar County, Texas, to-wit:

The West 2.83 feet of Lot 8, and all of Lots 9 and 10, Block 5, New City Block 1902, situated in the City of San Antonio, Bexar County, Texas.


TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, set back lines, agreements, and outstanding royalty and mineral reservations, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantee herein assumes the payment of all taxes for the year of 2022 and subsequent years.

Executed this 10th day of June, 2022, but to be effective June 8, 2022.

GRANTOR:


ARCHBISHOP GUSTAVO GARCIA-
SILLER, ARCHBISHOP OF THE
ARCHDIOCESE OF SAN ANTONIO

GRANTEE'S MAILING ADDRESS:
THE HUGHES HOUSE LLC

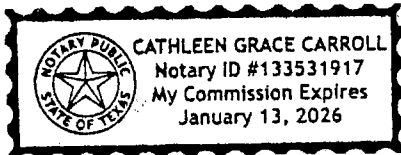
333 W 57 ST 4K
New York, NY 10019


ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 10th day of June, 2022, by
ARCHBISHOP GUSTAVO GARCIA-SILLER, ARCHBISHOP OF THE ARCHDIOCESE OF
SAN ANTONIO.




Notary Public In and for the State of Texas

PREPARED IN THE LAW OFFICE OF:
Jackie Lynn Ward, Attorney at Law
3714 Newrock Drive
San Antonio, Texas 78230



September 21, 2022

STATEMENT:

TO: Historic and Design Review Commission
RE: Item #10: 312 W. Courtland Place
HDRC Case No.: 2021-618

The Conservation Society of San Antonio supports the finding of historic significance and eligibility for landmark designation for 312 W. Courtland Place. We concur with the applicant and OHP staff finding that the structure meets five of the criteria for designation.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Kathy Rhoads, President