

**HISTORIC AND DESIGN REVIEW
COMMISSION
March 15, 2023**

HDRC CASE NO: 2023-046
ADDRESS: 920 W. Mistletoe Ave
LEGAL DESCRIPTION: NCB 1845 BLK 40 LOT 9&10 11 AND 12
ZONING: R-6, NCD-5
CITY COUNCIL DIST.: 1
APPLICANT: Victoria L. Coffey and Matthew S. Turner
OWNER: Victoria L. Coffey and Matthew S. Turner
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Amy Fulkerson

REQUEST: The applicant is requesting a Finding of Historic Significance for 920 W. Mistletoe Ave.

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.

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.
Criteria for Evaluation.
 3. **Its identification with a person or persons who significantly contributed to 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;**
 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 owners.
- b. **HISTORIC CONTEXT:** The property at 920 W Mistletoe Avenue is a two-story Italianate residence built ca. 1920. It is in the Beacon Hill Neighborhood Conservation District (NCD 5) of City Council District 1. Matthew S. Turner and Victoria L. Coffey are the property owners.

Beacon Hill is one of several unique neighborhoods that evolved during San Antonio's first great expansion, starting in the 1850s until the Great Depression. By 1890, electric trolleys that carried passengers to San Pedro Springs Park had influenced the development of the city's first new subdivisions to the north, including Beacon Hill.

Max A. P. Krueger acquired the property at 920 W. Mistletoe in March 1918 and the residence was constructed for his family. Krueger's wife Emily and two of eight children, Alexander and Margaret, are listed in residence. In 1921, Alexander G. Krueger is listed in the City Directory as residing at 920 W Mistletoe Avenue.¹ By 1924, his parents Max and Emily were in residence.

Max Krueger founded the San Antonio Machine & Supply Co. in 1899. They were one of the largest machine companies in the southern United States providing windmills, engines, boilers, pumps, heaters, ice plants, irrigation machinery, cotton gins, drilling and mining equipment across the United State and Mexico.² In 1921, the company's headquarters were moved to 701 E Commerce (later 1203 E Commerce) covering 4 acres.³ The building was designed by Atlee B. Ayres. Max Krueger served as President and later Chairman of the San Antonio Machine & Supply Co. His sons Alexander, Paul, and Max, Jr. also served with the company.

¹ San Antonio City Directory, 1921

² Advertisement, *San Antonio Gazette*, 6 Apr 1907.

³ Advertisement, *San Antonio Evening News*, 9 Feb 1923.

Emily Krueger remained at 920 W Mistletoe Ave after her husband's death in 1927, retaining the property until her death in 1948. Emily was active in the local German American social scene along with members of the Steves, Guenther, Schuchard, Gross and Drought families.⁴

- c. **SITE CONTEXT:** The north-facing house is on a block bound to the north by W. Mistletoe Ave, the east by Blanco Rd., the south by W. Woodlawn Ave., and to the west by Grant Ave. The property is situated near the center of the block and across the street from the Kingdom Hall of Jehovah's Witnesses. The block includes Craftsman, Colonial Revival, and Modern architecture. Divorced sidewalks run through large front yards; driveways appear as either full-width concrete or ribbon drives. The house is on a large lot and the backyard is enclosed with a wooden privacy fence with a gate at the rear of the porte-cochere.
- d. **ARCHITECTURAL DESCRIPTION:** The two-story Italianate (1890-1935) home has a low-pitch hipped tile roof with wide eaves supported by decorative brackets. The exterior is stucco. The front door is centrally placed on the north façade and features a dome shaped awning. The first story features double-hung windows set inside blind arches. The double-hung windows on the second story are either single windows or paired windows divided with a mullion. The west elevation has a porte-cochere over the driveway. The east elevation features a two-story porch with metal balustrade on both levels. The rear/south elevation has a two-story screened porch. The lower level provides access to the basement. There is an accessory dwelling and garage located behind the primary structure.
- 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; The property is associated with Max and Emily Krueger a prominent German family and founder of the San Antonio Machine & Supply Company.

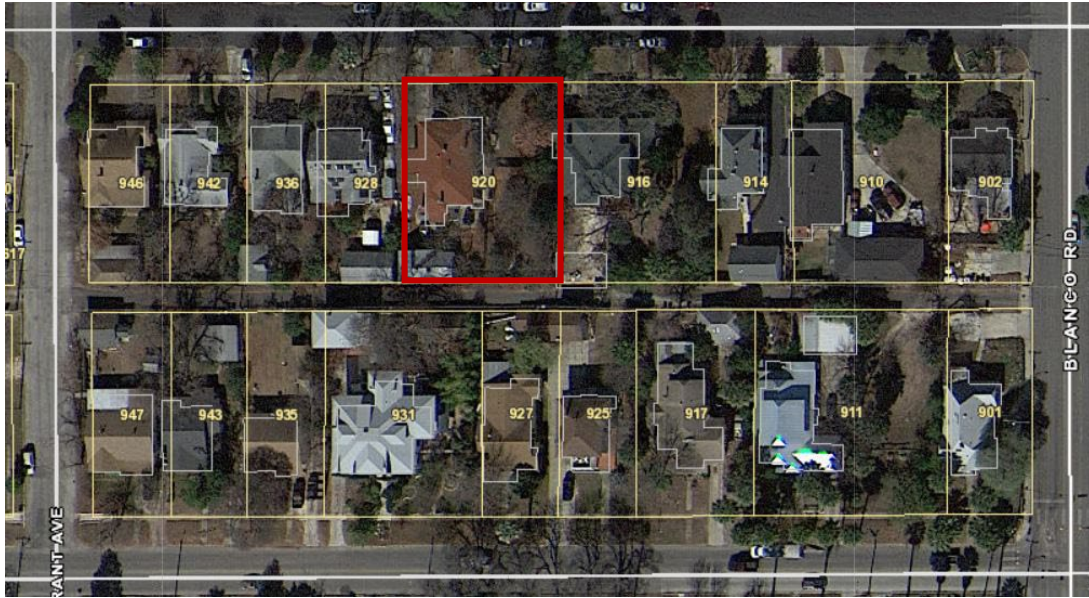
5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; The residence is an example of Italian Renaissance style architecture of the 1920s. Character defining features include the low pitch hipped roof with open brackets in the eave overhang; a symmetrical front façade, and windows set into blind arches.

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; 920 W Mistletoe is in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff has identified as an eligible local historic district. Should the neighborhood choose to designate, the property would be listed as contributing.

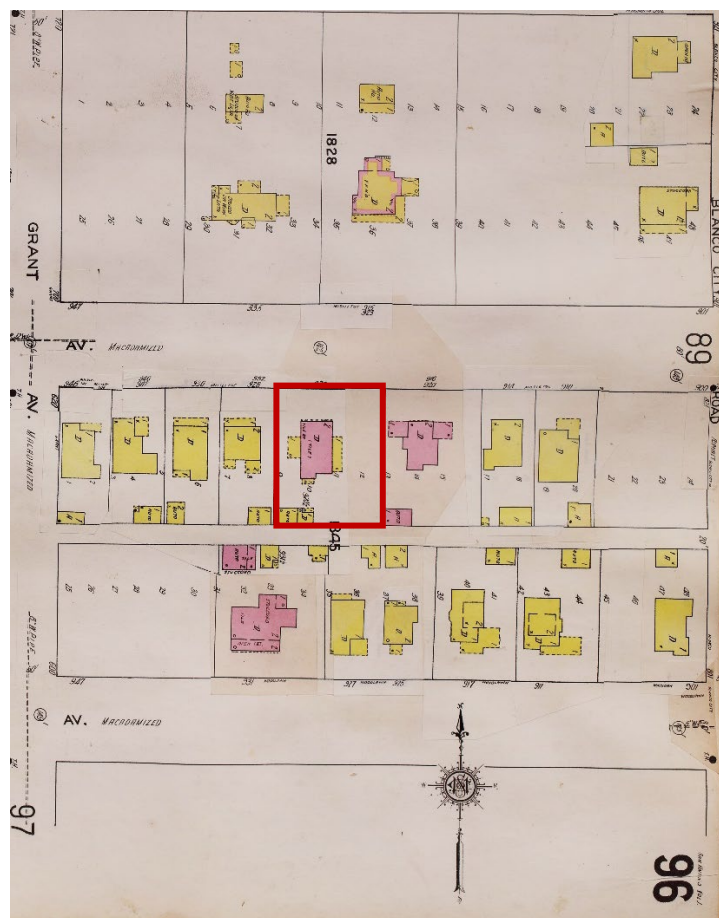
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and 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 Finding of Historic Significance, 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. 35-453, 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: Staff recommends approval of a Finding of Historic Significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 920 W Mistletoe Ave to the Zoning Commission and to the City Council based on findings a through e.

⁴ Patterson, Beulah. "San Antonio Society," *San Antonio Evening News*, 5 Dec 1922.



Site Context for 920 W Mistletoe Ave



Sanborn Map 1931, vol 1, sheet 96



North elevation



East elevation



South elevation



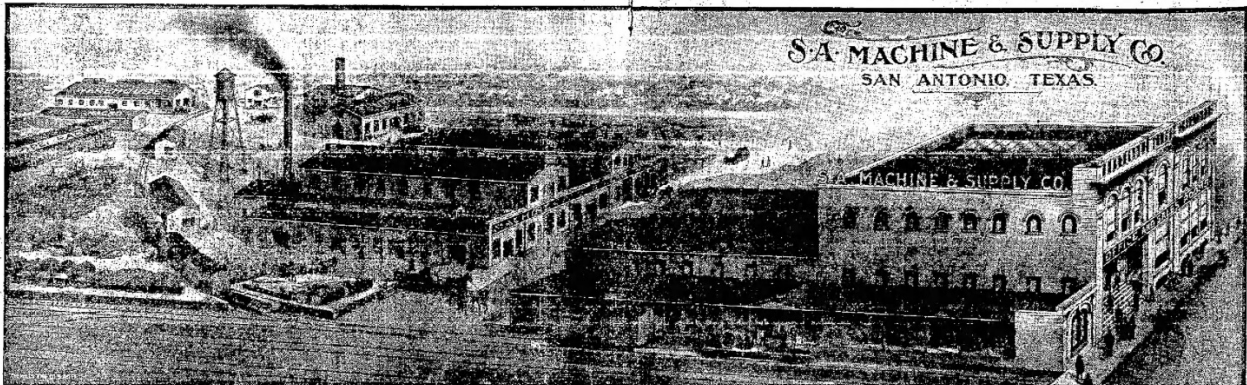
West elevation



Accessory structure

62	Blanco County Texas	Texas.	63
Blanco Co. h.	John W. Thompson Aug. 28 1873	John W. Thompson Aug. 28 1873	
Cypress Hill	Joseph R. R. Aug. 28 1873	Joseph R. R. Aug. 28 1873	
Round Mountain	David R. R. Aug. 28 1873	David R. R. Aug. 28 1873	
Twin Sisters	Max Krueger June 23 1879	Max Krueger June 23 1879	
Kochbrook	John W. R. R. Aug. 28 1873	John W. R. R. Aug. 28 1873	
Blanco Co. h.	John W. R. R. Aug. 28 1873	John W. R. R. Aug. 28 1873	
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Round Mountain	David R. R. Aug. 28 1873	David R. R. Aug. 28 1873	

Appointment of Max Krueger as postmaster of Twin Sisters, October 23, 1879



M. KRUEGER, President.

cent in our hands, and our entire export business is equal to that of all other machinery houses of this state combined. Every San Antonian should acquaint himself with our Factory Department. The new and substantial brick building and other improvements shown to the left in the above sketch cover nearly an entire block. About 1000 feet of railroad

track connect the warehouses, pipe racks, machine shops, well tool factory, pattern shops, brass and iron foundry with the mae rooms, all of these buildings being now completed, while the extensive boiler shop, sheet iron and wood-working shops are contracted for and will be in full operation inside of sixty days.

We point with special satis-

The city of San Antonio has more friends, is better known and liked than any other place of its size in the United States. Wherever you may happen to be, in New York, Klondyke or Mexico, you meet people who know our beloved home city and who have a good word to say for it.

All of this is true and also applies to the foremost and largest mercantile establishment of our city, the San Antonio Machine and Supply Company. From a small beginning only nine years ago it has grown to be one of the largest institutions of its kind in the Southern States.

The building to the right, shown above, represents our office and sales rooms. The length of it is 300 feet, or the entire length of the block. The basement and two floors are rented so as to handle a large volume of business conveniently, quickly and at a minimum cost.

Three hundred feet of railroad track enable us to handle six cars of freight at one time.

In this building we carry a stock of machinery and supplies of over \$200,000 in value, which gives us the advantage of being able to fill orders quickly.

Among our most popular lines we must the Ellipse and Star Windmills, Atlas Engines and Boilers, Fairbanks-Morse, Atlas and Model Gasoline Engines, Stillwell-Bierce Heaters and Steam Pumps, Brooks and Boggs & Clarke Centrifugal Pumps, and everything else, has proven best in our line by many years of actual test.

Our office and sales rooms are occupied by a force of twenty-five employees, each one trained for the department which he represents.

As we could not find the erection of complete Ice Plants, Electric Light and Power Plants, Irrigation Machinery, Cotton Gin and Steam Machinery, Gas Producer Plants, Mining and Milling Machinery, City Waterworks, etc., it is easily understood that we must also have employed a large force of expert workers.

We point with special pride to our export business with Mexico. We represent a number of prominent northern factories in our sister Republic, including the Atlas Engine Works of Indianapolis, the largest Steam Engine and Boiler Works in the world; the Continental Gin Company and many others. We have well established agencies in the City of Mexico, Guadalajara, Chihuahua, Torreon, Gomez Palacio and Monterrey.

The Cotton Gin business in Mexico is to the extent of 75 per

cent to our machine tools, all of which were built for us in the last six months. People familiar with this product of American genius can readily understand the advantage we have over such machine shops as use antiquated machinery which has been in use for a number of years.

One of our specialties will be the rebuilding and repairing of

Cotton Gin Machinery, which branch requires special tools, and which up to the present could not be turned out satisfactorily in this section.

It is our intention to give to our city within a very short space of time an up to date factory for the manufacture of all classes of heavy machinery, as well as all kinds of repair work. The large payroll which we al-

SAN ANTONIO MACHINE & SUPPLY CO.



OFFICE EMPLOYEES AND SALESMEN.

ready have will be trebled by fall, and as for our business we can only employ the best of mechanics, this means high wages and a substantial addition to the class of citizens who spend their money at home.

On account of the discrimination against San Antonio on freight rates, we have now also provided warehouse facilities in Houston and will be able to

make direct shipments from that point of Pipe, Roofing and such other heavy goods as take water rates to suit city.

The advantages we now have in our new and convenient location and our large producing power will enable us to do business at less expense than formerly, and the benefit of this condition will largely go to our customers in lowest possible

prices. The large stock of goods we carry is a guarantee that we can make prompt shipments.

Kindly favor us with a visit and inspect our new plant, the arrangement of which we think will please you.

Sincerely yours,

S. A. Machine & Supply Co.

San Antonio Machine & Supply Co., *San Antonio Gazette*, April 6, 1907

SAN ANTONIO MACHINE & SUPPLY CO.

Una de las industrias más grandes y prósperas que han cooperado á hacer de San Antonio un gran centro industrial y de la cual la ciudad se siente altamente orgullosa, es la San Antonio Machine & Supply Company.

Como lo indica su nombre, esta compañía hace generalmente negocio en maquinarias y comercia en suplementos de las mismas etc. Su oficina y fundición están situadas en la calle de East Commerce número 701, al cruzar la estación del Sunset. Es una de las más ventajosamente conocidas y más bien apreciadas de su clase en el Sudoeste y de muchas millas á la redonda se envían trabajos á la San Antonio Machine & Supply Company. Se da trabajo en ella á una infinidad de obreros, lo cual ayuda, no poco, á la prosperidad de la ciudad. Sus principales son: M. Krueger, Presidente; P. E. Krueger, vice-presidente; M. A. Krueger, Secretario y Tesorero.



San Antonio Machine and Supply Co, 1906, General Photograph Collection 100-0670,
University of Texas at San Antonio.

SAN ANTONIO SOCIETY

By BEULAH PATTERSON

MANY TEXANS are interested in the marriage of Miss Dorothy Scarborough, daughter of George Scarborough, the playwright, formerly of Waco but now of New York. Her wedding to Dr. Herman Lampe, a prominent young surgeon attached to the New York Eye and Ear Hospital, took place recently.

It had been planned to have quite a pretentious wedding along about Christmas time, with a number of prominent Texans present, but the young couple decided to have a quiet one instead.

George Scarborough, at present, is in California, writing moving picture scenarios. The eyes of Texas are upon him, since he recently has written a play, in collaboration with Edward S. O'Reilly of San Antonio, which is thought by the producers to be the outstanding dramatic work of several years. The scene of the play is laid in Texas.

Dr. Dorothy Scarborough, formerly of Baylor University, but now of Columbia, is a sister of George Scarborough.

Capt. and Mrs. Nathan Eugene McCluer are expected today from six weeks' visit with Capt. McCluer's parents in Kansas City, Mo.

The Girls' Cotillion Club will entertain with a dance on Friday evening, January 5, at the Country Club.

Mrs. J. I. Rings will entertain with a bridge party at 2:30 o'clock Thursday afternoon in her home in Arcadia Place. The guests will include: Mrs. William Elliott, Mrs. Faye of Dallas, Mrs. S. S. Dickenson, Mrs. Stuart E. Hayes, Miss Geraldine Couter, Mrs. Will Handley, Mrs. Gerald Meliff Jr., Mrs. Winston, Miss Winston, Mrs. Ricardo Rivera, Mrs. Harry Rand, Mrs. Henry Hart, Mrs. T. G. Duckworth, Mrs. Tina, Friederich, Mrs. Helen Eldridge, Miss Ivy Eldridge, Mrs. Guy Lowe, Mrs. Walker, Mrs. Fred Felthouse, Mrs. Sterling Freshora, Mrs. T. E. Randolph, Mrs. William Rheinhardt, Mrs. Thomas Hozk, Mrs. Walsh of Tyler, Mrs. Welsinger, Mrs. Crockett, Mrs. Willard and Mrs. Bruce Brough.

Mrs. A. P. Woodbridge of Austin and Mrs. C. C. Frost of Willis, Tex., are among the out-of-town guests for the Holden Bridge wedding, which takes place tomorrow evening in St. Mark's Episcopal Church.

An election of officers will take place at the meeting of the American Legion Auxiliary at 3 o'clock Thursday afternoon in the Chamber of Commerce auditorium.

Oltre Grove, Woodman Circle, will hold an election of officers at 2:30 o'clock tomorrow afternoon. All members having birthdays in December are asked to telephone Mrs. M. L. McConnell, Travis 6683.

Mrs. Joe Reynolds of Waco will arrive shortly to be the guest of Mrs. John LaFayette.

Mr. and Mrs. Claude Nichols announce the marriage of their daughter, Irene, to Bruce Brewer, the wedding having taken place Sunday evening, November 28, at the McKinley Avenue Methodist Church. Miss Mae Gussott was the bride's only attendant. The bride wore a model suit of blue Poirer twill with harmonizing accessories. She carried an old-fashioned bouquet of bride's roses and ferns. Mr. and Mrs. Brewer are at home to their friends at 1006 Hammond Avenue.

Mrs. Homer Akers will leave the latter part of the week for New York, where she will be joined by her husband.

The tea given yesterday afternoon at the Country Club by Mrs. Hermann Schuchard and her daughter, Miss Marie, was a compliment to Miss Estelle Storms. The ballroom suite of the club was adorned with chrysanthemums and poinsettias, the season's favorite blossoms, which were bunched in the windows and upon the mantels.

Mrs. Schuchard welcomed the guests in a black lace gown with jetted trimmings. Miss Schuchard wore a cream lace gown with touches of indigo. Miss Storms' gown was of orchid moire with silver and gold roses for trimming. Mrs. Storms wore black lace over silver. Mrs. Erhard Guenther and Mrs. Adolf Wagner stood with the hostesses

and honor guest. Welcoming the guests in the hall were Mrs. Walter Stover and Mrs. Russell Hill.

Pink and green was the color note for the dining-room decorations, with a silver basket of pink Killarney and pink tapets set in silver holders on the tea table. The same lovely roses were

Mrs. Albert Steyer, Mrs. William Cassia, Mrs. Hilmar Guenther and Miss Eliza Gross were in charge of the tea and coffee services, while Mrs. Arthur Muir, Mrs. William Church, Mrs. Max A. Krueger and Mrs. Henry Patrick Drought served the cake. The season's debutantes were at the punch table.

Mr. and Mrs. Frederick Abbott are expecting Mrs. Abbott's brother, George Murphy, of New York, this evening, for a visit of several days. Mr. Murphy is the first of Mrs. Abbott's relatives to visit San Antonio during the eight years she has lived here.

Miss Clara Robalin entertained Saturday afternoon, at her home in Cadwallader Street, in honor of Miss Maria M. Trancilite, whose engagement to Arthur Wilson Corkins of Columbia, South America, has been announced. The rooms were adorned with chrysanthemums and roses and the entry cards were adorned with painted likenesses of the bride-to-be. At the conclusion of the games prizes were awarded Misses Bernice Winkler, Lucinda de Arredondo and Consuelo Maurermann. Refreshments followed the games.

The guests included Misses Teaguirre, Lucinda de Arredondo, Aurora Ibarra, Margarita Eddien, Corinne Camacho, Linda Castellano, Katherine Coy, Emma Cruz, Edith Davis, Cordelia Fisk, Jesse Garcia, Maria Gomez, Helen Marie Hoefgen, Bertha Leal, Consuelo Maurermann, Elvira McCellan, Margaret Urquhart, Mercedes Vidauri, Laverly Winkler, Oralia Barera, Rhodia McCellan and Irene Gomez of Laredo.

Mrs. L. V. Robalin, mother of the hostess, assisted in entertaining.

The Intermediate Christian Endeavor Society of the Union Presbyterian Church held its regular monthly business meeting in Drackneridge Park one morning last week. After breakfast was served the following officers were installed: Miss Lucile Pearce, president; Frank May, first vice president; Neil Davis, recording secretary; Norma Henning, corresponding secretary; Perry Graze, treasurer. The new committees for the term were appointed, and later in the day a baseball game was enjoyed. Miss Chess Mason and Chaplain and Mrs. J. Stuart Pearce chaperoned the party.

Mrs. J. J. Cox will leave for her home in Evansville, Ill., the latter part of the week after a six weeks' visit with her sister, Mrs. Milton J. Blum.

Miss Irene Lorenzucker of Laredo is the guest of Miss Henrietta Steele.

Miss Clara Gray is visiting friends in Austin for several weeks.

"A Christmas Fair at fair prices" will be held on Friday and Saturday, December 8 and 9, by the ladies of St. Paul's Memorial Church, at St. Mark's Parish House. Mrs. J. Muir is general chairman of the committee in charge of the fair. The following ladies will be in charge of the various booths: Mrs. R. W. Newton, dolls; Mrs. Jeffrey Montague, candy; Mrs. L. A. Bennett, cakes; Mrs. H. M. Dickinson, fancy work; Mrs. H. J. Berendt, utility; Mrs. Claude Parkerson, handkerchiefs; Mrs. J. C. Francis, art; Mrs. Paul Rock, fish pond; Mrs. G. W. Huth, luncheon.

Announcement is made of the marriage of Patrick Anthony, son of Mr. and Mrs. P. A. Dwyer, to Miss Elizabeth Grant, daughter of Mr. and Mrs. R. Grant, which was

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Funeral Held For Pioneer Centexan

Funeral services were to be held Tuesday at 4 p. m. in San Antonio for Mrs. M. Krueger, 96, widow of the founder of the San Antonio Machine and Supply Company who died Monday morning at her home in San Antonio.

News of the death and funeral was received here by Joe Moore of the Austin office of San Antonio Machine and Supply Company.

Mrs. Krueger was born Emily Buerchner in Waldek, Germany, in 1854.

In 1867, the Buerchner family emigrated to Texas, landing in the old port of Indianola. The family settled in Yorktown, where in 1870, Emily was married to Max Krueger, who had come to Texas from Germany in 1868.

Their life was spent at several points including Yorktown, Cuero, San Saba, Fredericksburg, Twin Sisters, New Braunfels and San Antonio.

Funeral Held for Pioneer Centexan, *Austin American Statesman*, October 4, 1949

920 W. MISTLETOE

"Lots of Home"

9 rooms, 2½ baths, plus 2 rooms, 1 utility with bath in basement. Home centrally heated. Double garage with servants room. Large shady lot. Total price \$19,500. Assumption or refinance, PE2-7242, PE2-8752. (2

Eva Rosow
REALTOR

TA2-2369

ANYTIME

920 W Mistletoe, *San Antonio Express*, March 2, 1958