



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 8911 and 8931 Callaghan Rd and to waive all related fees. *OHP staff recommends approval.*

Case Comments:

On September 15, 2021, 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:

November 16, 2021	Zoning Commission hearing
September 15, 2021	Historic & Design Review Commission (HDRC) hearing
August 26, 2021	Application for Historic Landmark Designation 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 three 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.**

Findings of Fact:

- a. The request for landmark designation was initiated by the property owner, who requests designation of approximately the south third of each parcel.
- b. **HISTORIC CONTEXT:** This property was most recently used as the convent for the Sisters of the Presentation of the Blessed Virgin Mary (Presentation Sisters), from the 1950s through the 2010s. The Sisters of the Presentation of the Blessed Virgin Mary was founded by Nano Nagle in 1775 in Cork, Ireland, for the purpose of educating indigent children. Beginning in 1833, the congregation

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

spread to North America; between 1833 and 1890, the Presentation Sisters established ten additional communities across North America. In 1952, the San Antonio community was established at the subject property, the first US congregation. Presentation Sisters congregations are present in 23 countries, and the order has more than 1,600 sisters. Prior to the long-term ownership of the Presentation Sisters, the existing site was divided into two parcels as a part of a subdivision. Two separate residences which date to c 1927 were constructed roughly a third of the lots' depths off the southeast property line, fronting Callaghan Road. The house at 8911 Callaghan Rd was built by William C Bennett for Hugh and Adela Lockhart. Hugh Lockhart worked as the secretary/treasurer for the Household Furniture Company. William C Bennett developed Gramercy Pl with his brother Sam C Bennet under the name Sam C. Bennett Company. Founded in 1919, the Bennetts constructed homes in Gramercy Place (where they worked with architect and preservationist Harvey P Smith) and Woodlawn Place. William served as designer and superintendent for the company. The home was later owned by R.L. Kirkwood and Ruthe G. Kirkwood. R.L. Kirkwood owned and operated an oil and gas drilling company and separate production company, based out of San Antonio, Kirkwood and Morgan, Inc. which still holds active leases today, and Kirkwood Drilling Company, which R.L. Kirkwood formed in 1958 and later dissolved in 1965. While there was a later addition to the home, the original footprint of the Jud House at 8931 Callaghan appears unchanged. The 1960s addition to the home, added under the ownership of the Presentation Sisters, is distinct to the original. The house at 8931 Callaghan was likely named after Ed J Jud and Alice M Jud, who owned the property during the 1930s. Ed Jud owned a plumbing company with business partner Charles Ormond.

- c. **SITE CONTEXT:** 8911 and 8931 Callaghan St are located in the Vance Jackson neighborhood of City Council District 9. The area proposed for designation includes the southern third of both parcels and contains both of the historic south-facing homes. A map of the proposed boundary is included in this case file. The homes, which pre-date Callaghan Rd and are historically described as located on Vance Jackson Rd, are on a block bound to the south by Callaghan Rd, the east by Vance Jackson Rd, the north by Whitson Rd, and the west by Stonehaven Rd. The parcels are covered in grass and old-growth trees, with asphalt driveways leading from Callaghan Rd to each house; the driveway at 8911 Callaghan Rd extends northwest to meet Stonehaven Rd. Each house has a concrete sidewalk leading to the front door.
- d. **ARCHITECTURAL DESCRIPTION:** 8911 Callaghan Rd is located along the south area of the site. It is a two-story stucco home with stylistic characteristics that closely resemble the Spanish Revival style. However, it additionally has some detailing which more closely resembles Mission Revival, visible along the parapet of the porte cochere and the second-story outdoor area. The house appears asymmetrical in plan because of its wings but has a symmetrical centralized rectangular mass with a low-pitched hipped roof with red Spanish tile. A single-story wing with a hipped roof, directly connected to the primary two-story mass is a prominent feature of the facade. It is symmetrical with more ornate detailing along the corners and grouped arched windows. The main entry is also an elevated and fenced area that leads to the arched doorway. Along the ground level, there are a series of arched windows, covered by operable window shutters. The upper story has a series of double-hung windows that are spaced equally and vary in size as well as paired throughout. 8931 Callaghan Rd, located along the east area of the site, is a two-story stucco home with stylistic characteristics that closely resemble Spanish Revival. The residence dates to approximately the 1920s to 1930s; however, an exact date of construction is unknown. It is an asymmetrical L-plan home with a prominent, front-facing gable that is flanked with wings of differing heights, a single-story side-gabled wing along the northeast and an unadorned two-story flat roof with a parapet to the south. The main entry is elevated with the principal arched door located beneath a bracketed canopy. A second

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

entry with a 1950s era aluminum awning is located at the south wing which connects to the same elevated patio entry. With the exception of the two-story flat roof along the south wing, the roof is constructed with negligible roof overhang in red Spanish tile. The c. 1927 homes are the only structures staff considers contributing to the eligible landmark designation. Staff find additions to the south-facing houses, built after c. 1950, noncontributing.

- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structures against all 16 criteria and determined that they were 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;** both properties were home to the first US congregation of the Sisters of the Presentation of the Blessed Virgin Mary, founded in 1775 in Cork, Ireland, and established in San Antonio in 1952 for the purpose of educating indigent children.
 - 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 house at 8911 Callaghan Rd was built by William C Bennett, designer and superintendent for Sam C Bennett Company, which designed and built in multiple San Antonio neighborhoods starting in 1919.
 - 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;** both properties are examples of Mission Revival residences with Spanish Revival influence.
 - 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structures have existed on site with largely reversible intrusions since c 1927.
- 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.

ATTACHMENTS:

HDRC recommendation

HDRC published exhibits



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 15, 2021

HDRC CASE NO: 2021-457

ADDRESS: 8911 CALLAGHAN RD
8931 CALLAGHAN RD

LEGAL DESCRIPTION: A portion of NCB 11642 BLK 2 LOT 9A
A portion of NCB 11642 BLK B LOT 8A

APPLICANT: Ellis Mumford-Russell/Post Oak Preservation Solutions - 10711 KIPP Way

OWNER: KIPP Texas Public Schools - 10711 KIPP Way

REQUEST:

The applicant is requesting Findings of Historic Significance for two buildings located at 8911 and 8931 Callaghan Rd.

FINDINGS:

- a. The request for landmark designation was initiated by the property owner, who requests designation of approximately the south third of each parcel.
- b. **HISTORIC CONTEXT:** This property was most recently used as the convent for the Sisters of the Presentation of the Blessed Virgin Mary (Presentation Sisters), from the 1950s through the 2010s. The Sisters of the Presentation of the Blessed Virgin Mary was founded by Nano Nagle in 1775 in Cork, Ireland, for the purpose of educating indigent children. Beginning in 1833, the congregation spread to North America; between 1833 and 1890, the Presentation Sisters established ten additional communities across North America. In 1952, the San Antonio community was established at the subject property, the first US congregation. Presentation Sisters congregations are present in 23 countries, and the order has more than 1,600 sisters. Prior to the long-term ownership of the Presentation Sisters, the existing site was divided into two parcels as a part of a subdivision. Two separate residences which date to c 1927 were constructed roughly a third of the lots' depths off the southeast property line, fronting Callaghan Road. The house at 8911 Callaghan Rd was built by William C Bennett for Hugh and Adela Lockhart. Hugh Lockhart worked as the secretary/treasurer for the Household Furniture Company. William C Bennett developed Gramercy Pl with his brother Sam C Bennet under the name Sam C. Bennett Company. Founded in 1919, the Bennetts constructed homes in Gramercy Place (where they worked with architect and preservationist Harvey P Smith) and Woodlawn Place. William served as designer and superintendent for the company. The home was later owned by R.L. Kirkwood and Ruthe G. Kirkwood. R.L. Kirkwood owned and operated an oil and gas drilling company and separate production company, based out of San Antonio, Kirkwood and Morgan, Inc. which still holds active leases today, and Kirkwood Drilling Company, which R.L. Kirkwood formed in 1958 and later dissolved in 1965. While there was a later addition to the home, the original footprint of the Jud House at 8931 Callaghan appears unchanged. The 1960s addition to the home, added under the ownership of the Presentation Sisters, is distinct to the original. The house at 8931 Callaghan was likely named after Ed J Jud and Alice M Jud, who owned the property during the 1930s. Ed Jud owned a plumbing company with business partner Charles Ormond.
- c. **SITE CONTEXT:** 8911 and 8931 Callaghan St are located in the Vance Jackson neighborhood of City Council District 9. The area proposed for designation includes the southern third of both parcels and contains both of the historic south-facing homes. A map of the proposed boundary is included in this case file. The homes, which pre-date Callaghan Rd and are historically described as located on Vance Jackson Rd, are on a block bound to the south by Callaghan Rd, the east by Vance Jackson Rd, the north by Whitson Rd, and the west by Stonehaven Rd. The

parcels are covered in grass and old-growth trees, with asphalt driveways leading from Callaghan Rd to each house; the driveway at 8911 Callaghan Rd extends northwest to meet Stonehaven Rd. Each house has a concrete sidewalk leading to the front door.

d. **ARCHITECTURAL DESCRIPTION:** 8911 Callaghan Rd is located along the south area of the site. It is a two-story stucco home with stylistic characteristics that closely resemble the Spanish Revival style. However, it additionally has some detailing which more closely resembles Mission Revival, visible along the parapet of the porte cochere and the second-story outdoor area. The house appears asymmetrical in plan because of its wings but has a symmetrical centralized rectangular mass with a low-pitched hipped roof with red Spanish tile. A single-story wing with a hipped roof, directly connected to the primary two-story mass is a prominent feature of the facade. It is symmetrical with more ornate detailing along the corners and grouped arched windows. The main entry is also an elevated and fenced area that leads to the arched doorway. Along the ground level, there are a series of arched windows, covered by operable window shutters. The upper story has a series of double-hung windows that are spaced equally and vary in size as well as paired throughout. 8931 Callaghan Rd, located along the east area of the site, is a two-story stucco home with stylistic characteristics that closely resemble Spanish Revival. The residence dates to approximately the 1920s to 1930s; however, an exact date of construction is unknown. It is an asymmetrical L-plan home with a prominent, front-facing gable that is flanked with wings of differing heights, a single-story side-gabled wing along the northeast and an unadorned two-story flat roof with a parapet to the south. The main entry is elevated with the principal arched door located beneath a bracketed canopy. A second entry with a 1950s era aluminum awning is located at the south wing which connects to the same elevated patio entry. With the exception of the two-story flat roof along the south wing, the roof is constructed with negligible roof overhang in red Spanish tile. The c. 1927 homes are the only structures staff considers contributing to the eligible landmark designation. Staff find additions to the south-facing houses, built after c. 1950, noncontributing.

e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structures against all 16 criteria and determined that they were 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; both properties were home to the first US congregation of the Sisters of the Presentation of the Blessed Virgin Mary, founded in 1775 in Cork, Ireland, and established in San Antonio in 1952 for the purpose of educating indigent children.

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 house at 8911 Callaghan Rd was built by William C Bennett, designer and superintendent for Sam C Bennett Company, which designed and built in multiple San Antonio neighborhoods starting in 1919.

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; both properties are examples of Mission Revival residences with Spanish Revival influence.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the structures have existed on site with largely reversible intrusions since c 1927.

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 8911 and 8931 Callaghan Rd to the Zoning Commission and to the City Council based on findings a through e.

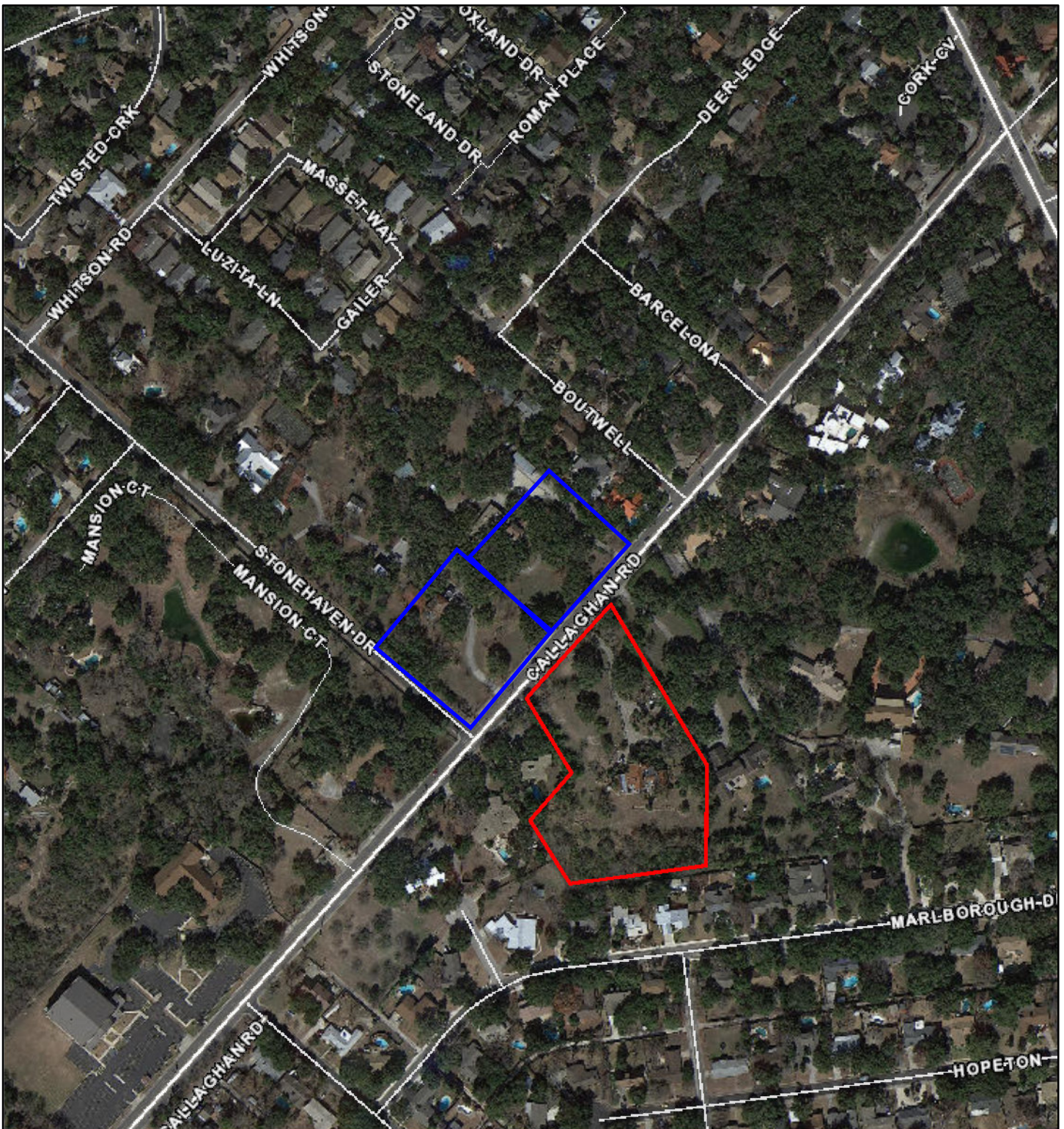
COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

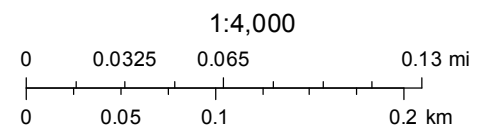
Shanon Shea Miller
Historic Preservation Officer

City of San Antonio One Stop



September 9, 2021

- Community Service Centers
- COSA City Limit Boundary
- ⌒ Pre-K Sites
- BCAD Parcels
- ⋯ Historic Landmark Sites
- Historic Districts



Bexar CAD

Property Search Results > 488668 KIPP TEXAS INC for

Tax Year: 2022 - Values not available

Year 2022

Property

Account

Property ID:	488668	Legal Description:	NCB 11642 BLK 2 LOT 9A
Geographic ID:	11642-002-0101	Zoning:	R-5
Type:	Real	Agent Code:	
Property Use Code:	5600		
Property Use Description:	EXEMPT - CHURCH		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	8911 CALLAGHAN RD SAN ANTONIO, TX 78230	Mapsco:	549E7
Neighborhood:	NBHD code14000	Map ID:	
Neighborhood CD:	14000		

Owner

Name:	KIPP TEXAS INC	Owner ID:	3280743
Mailing Address:	ATTN: BRAD WELTER 10711 KIPP WAY HOUSTON, TX 77099	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: KIPP TEXAS INC
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
56	NORTHSIDE ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

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	4.5800	199504.80	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$943,660	0	943,660	\$0	\$943,660
2020	\$0	\$943,660	0	943,660	\$0	\$943,660
2019	\$0	\$925,700	0	925,700	\$0	\$925,700
2018	\$0	\$897,770	0	897,770	\$0	\$897,770

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/11/2021	SWD	Special Warranty Deed	PRESENTATION SISTERS OF S A	KIPP TEXAS INC			20210008513

2022 data current as of Sep 8 2021 1:23AM.

2021 and prior year data current as of Sep 3 2021 12:08PM

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

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

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33

Database last updated on: 9/8/2021 1:23 AM

© N. Harris Computer Corporation

Bexar CAD

Property Search Results > 488666 KIPP TEXAS INC for

Tax Year: 2022 - Values not available

Year 2022

Property

Account

Property ID:	488666	Legal Description:	NCB 11642 BLK B LOT 8A
Geographic ID:	11642-002-0091	Zoning:	R-5
Type:	Real	Agent Code:	
Property Use Code:	5600		
Property Use Description:	EXEMPT - CHURCH		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	8931 CALLAGHAN RD SAN ANTONIO, TX 78230	Mapsco:	549E7
Neighborhood:	NBHD code14000	Map ID:	
Neighborhood CD:	14000		

Owner

Name:	KIPP TEXAS INC	Owner ID:	3280743
Mailing Address:	ATTN: BRAD WELTER 10711 KIPP WAY HOUSTON, TX 77099	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: KIPP TEXAS INC
% Ownership: 100.000000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
56	NORTHSIDE ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	A - NO		0	3400.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	* - A		0	720.0

Improvement #3:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	A - NO		0	24.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	5.0000	217800.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$66,130	\$1,030,190	0	1,096,320	\$0	\$1,096,320
2020	\$66,130	\$1,030,190	0	1,096,320	\$0	\$1,096,320
2019	\$65,820	\$1,010,590	0	1,076,410	\$0	\$1,076,410

2018	\$65,820	\$980,100	0	1,045,920	\$0	\$1,045,920
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Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/11/2021	SWD	Special Warranty Deed	PRESENTATION SISTER OF S A	KIPP TEXAS INC			20210008513
2		Deed	Deed		PRESENTATION SISTER OF S A	2915	1503	0

2022 data current as of Sep 8 2021 1:23AM.

2021 and prior year data current as of Sep 3 2021 12:08PM

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This year is not certified and ALL values will be represented with "N/A".

Materials Submitted by Applicant

26 August 2021

Office of Historic Preservation1901 S Alamo St.
San Antonio, TX 78204Re: Landmark Designation Request
KIPP Somos-Poder Campus
8911, 8931 Callaghan Rd.
San Antonio, TX

Prior to the long term ownership of the Sisters of the Presentation of the Blessed Virgin Mary (Presentation Sisters), the existing site was divided into two parcels as a part of a subdivision. Two separate residences which date to approximately the 1920s-1930s were constructed roughly a third of the lot's depths off the southeast property line, fronting Callaghan Road. With the change in ownership throughout the decades, the buildings were expanded and others added to accommodate a convent. However, the original footprint of the homes appear to remain intact despite the expansion for a new use. The parcels changed hands multiple times prior to the construction of the Jud and Kirkwood houses.

The Jud House

The Jud house, located along the east area of the site, is a two-story stucco home with stylistic characteristics that closely resemble Spanish Revival. The residence dates to approximately the 1920s to 1930s, however, an exact date of construction is unknown. It is an asymmetrical L-plan home with a prominent, front-facing gable that is flanked with wings of differing heights, a single-story side-gabled wing along the northeast and an unadorned two-story flat roof with a parapet to the south. The main entry is elevated with the principal arched door located beneath a bracketed canopy. A second entry with a 1950s era aluminum awning is located at the south wing which connects to the same elevated patio entry. With the exception of the two-story flat roof along the south wing, the roof is constructed with negligible roof overhang in red spanish tile.

While there was a later addition to the home, the original footprint of the home appears unchanged. The 1960s addition to the home, added under the ownership of the Presentation Sisters, is distinct to the original. The Jud house was likely named after Ed J Jud and Alice M Jud, who owned the property during the 1930s¹. Insufficient documentation was found regarding the couple that owned this home.

The Kirkwood House

The Kirkwood house is located along the south area of the site. Similar to the Jud residence, it is a two-story stucco home with stylistic characteristics that closely resemble the Spanish Revival style. However, it additionally has some detailing which more closely resembles Mission Revival, visible along the parapet of the porte cochere and the second-story outdoor area. The house appears asymmetrical in plan because of its wings, but has a symmetrical centralized rectangular mass with a low-pitched hipped roof with red spanish tile. A single-story wing with a hipped roof, directly connected to the primary two-story mass is a prominent feature of the facade. It is symmetrical with more ornate detailing along the corners and grouped arched windows. The main entry is also an elevated and fenced area that leads to the arched doorway. Along the ground level, there are a series of arched windows, covered by operable window shutters. The upper story has a series of double-hung windows that are spaced equally and vary in size as well as paired throughout.

The Kirkwood house was likely named after R.L. Kirkwood and Ruthe G. Kirkwood, who owned the property during the 1930s- 1940s². R.L. Kirkwood owned and operated an oil and gas drilling company, and separate production

¹ Deed Records, September 21, 1929, Bexar County.

² Deed Records, February 17, 1948, Bexar County.

company, based out of San Antonio: Kirkwood and Morgan, Inc. which still holds active leases today and Kirkwood Drilling Company³ which R.L. Kirkwood formed in 1958 and later dissolved in 1965.⁴

The Presentation Sisters

As mentioned, the neighboring lots were combined when the Presentation Sisters established their mother house (convent) on the property in 1952. The Sisters lived in the two houses on the property and taught preschool in the small outbuildings toward the rear of the property as well as staffed local parish schools.

The Sisters of the Presentation of the Blessed Virgin Mary were founded by Nano Nagle in 1775 in Cork, Ireland for the purpose of educating indigent children. Beginning in 1833, the congregation spread to North America, founding a community in Newfoundland. Between 1833 and 1890, the Presentation Sisters established ten additional communities across North America. In 1952, a gathering at the University of Notre Dame in Indiana presided over by Pope Pius XII encouraged the collaboration of various religious orders in North America. In this same year, the San Antonio community was established at the subject property, the first US congregation. The following year marked one of the organizations of the various American congregations, at a conference in Dubuque, Iowa that solidified their missions in the areas of ministry, spirituality, and social justice. Originally founded as an autonomous community known as the Presentation Sisters, the congregation was officially admitted into the Union of the Sisters of the Presentation of the Blessed Virgin Mary in 1982 and became known formally as the Union of Sisters of the Presentation of the Blessed Virgin Mary United States Province. It was during the 1980s that greater international collaboration began among Presentation Sisters throughout the world; Presentation Sisters congregations are present in 23 different countries. Since its founding, the Presentation Sisters have been committed to their mission to educate children around the world. Today, the order has more than 1600 sisters.

Landmark Boundaries

The boundaries of the area submitted for Landmark Designation are as follows;

- For Lot 9A, 8911 Callaghan Road (Kirkwood House), the landmark designation area is the full width, 275 feet, and approximately 260 feet in depth from the property line along Callaghan Road.
- For Lot 9B, 8931 Callaghan Road (Jud House), the landmark designation area is the full width 300 feet, and approximately 230 feet in depth from the property line along Callaghan Road.

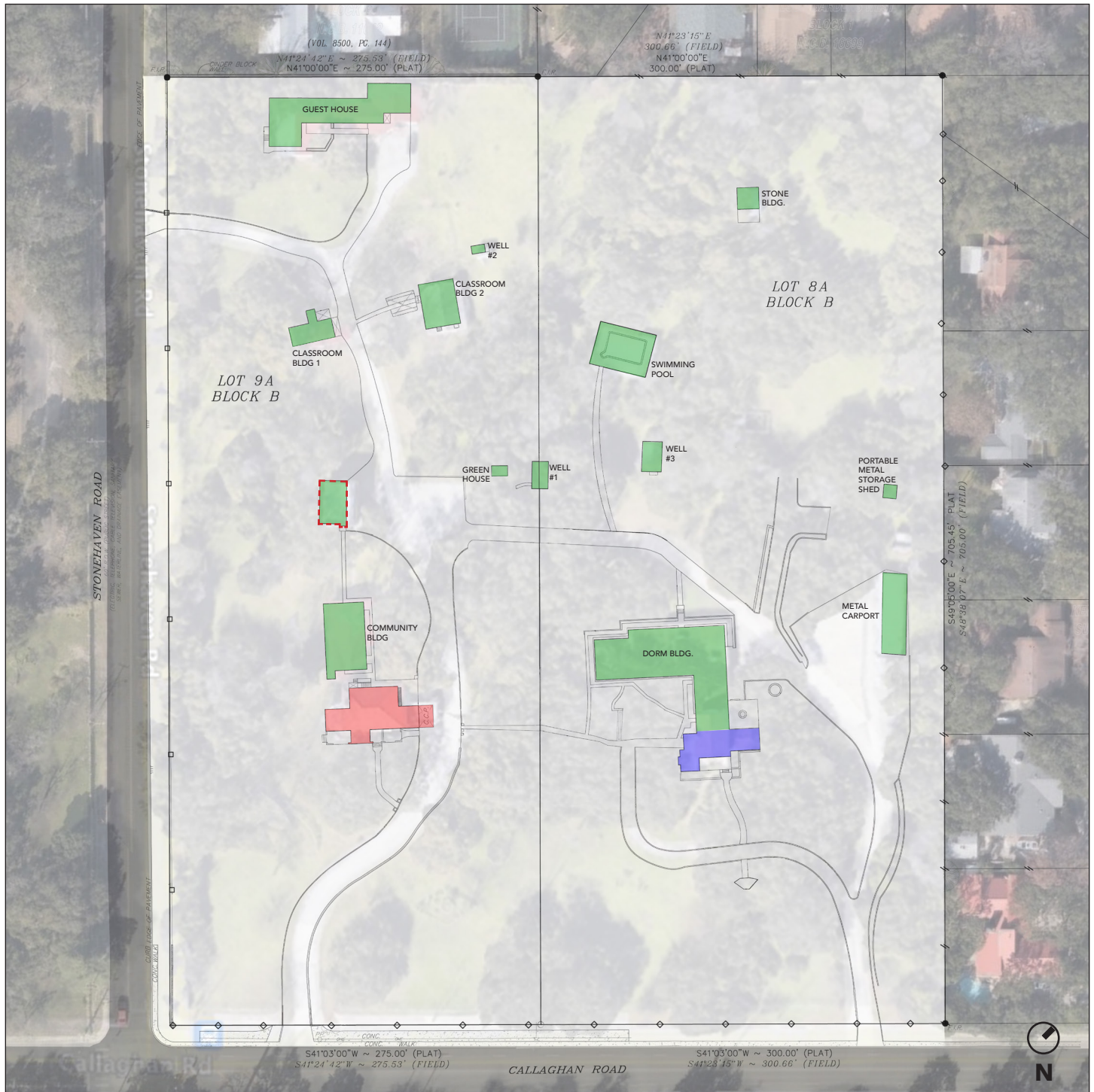
Refer to the site plan provided. The boundaries shown are based on preliminary discussions with the Office of Historic Preservation. In addition, a Certificate of Appropriateness is being submitted concurrently describing the proposed site development of the properties at 8911 and 8931 Callaghan Road. .

Potential 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;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
12. It is an important example of a particular architectural type or specimen;

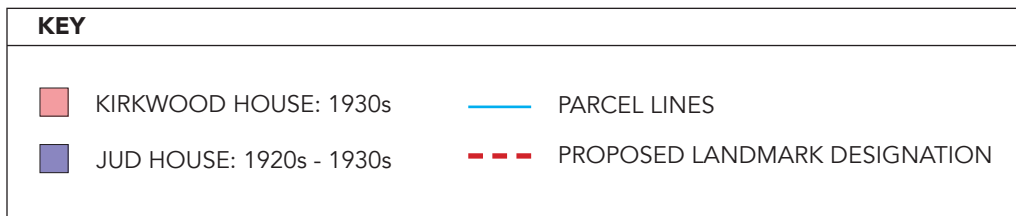
³ "Senate To Explore Ways to Use U.S. Oil Shale Deposits". Corpus Christi Caller Times, April 18, 1965, p.40.

⁴ "Gulf Resources Gets Another Gas Discovery". San Antonio Express, December 06, 1958, p.39.



KEY

- | | |
|---|---|
| PRESENTATION SISTERS: 1950s-1980s | GARAGE: 1930s,
SIGNIFICANTLY ALTERED IN 1970s |
| KIRKWOOD HOUSE: 1930s | |
| JUD HOUSE: 1920s - 1930s | |





5.
Jud House:
Southwest
Elevation
View NE



6.
Jud House
Addition:
Southeast and
Southwest
Elevation
View N



7.
Jud House:
Southwest
Elevation
View NE



8.
Jud House:
Southeast
and Northeast
Elevation
View W



9.
Jud House:
Northeast
Elevation
View W



10.
Jud House
Addition:
Northeast
Elevation
View W



11.
Jud House
Addition:
Northwest
Elevation
View SE



12.
Jud House
Addition:
Northwest
View SE



13.
Kirkwood
House:
Southeast
Elevation
View NW



14.
Kirkwood
House:
Southeast
Elevation
View W



15.
Kirkwood
House:
Northeast and
Northwest
Elevation
View S



16.
Kirkwood
House:
Southeast and
Southwest
View N



17.
Kirkwood
House:
Southwest
Elevation
View NE



18.
Kirkwood
House, Second
Floor:
View SW



19.
Kirkwood
House Second
Floor:
View SW



20.
Kirkwood
House:
View SE