

7. A Guide to San Antonio's Historic Resources

City of San Antonio Historic Design Guidelines
Office of Historic Preservation



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Using the Historic Design Guidelines

The City of San Antonio Historic Design Guidelines (“Historic Design Guidelines”) establish baseline guidelines for historic preservation and design. The Historic Design Guidelines apply to all **exterior** modifications for properties that are individually designated landmarks or within a locally designated historic district. All applicants are encouraged to review the Historic Design Guidelines early in their project to facilitate an efficient review process. In addition to compliance with the Unified Development Code (“UDC”), applicants must obtain a Certificate of Appropriateness (“COA”) from the Office of Historic Preservation (“OHP”) for all proposed exterior modifications as described in the Using the Historic Design Guidelines section of the Historic Design Guidelines. The Historic Design Guidelines are comprised of eight sections as follows:

- 1. Using the Historic Design Guidelines
- 2. Guidelines for Exterior Maintenance and Alterations
- 3. Guidelines for Additions
- 4. Guidelines for New Construction
- 5. Guidelines for Site Elements
- 6. Guidelines for Signage
- **7. A Guide to San Antonio’s Historic Resources**
- 8. Glossary

The Historic Design Guidelines as a whole are intended to work congruently with other sections, divisions and articles of the UDC but have been separated into individual sections for ease of use. In the event of a conflict between other sections or articles of the UDC and these Historic District Guidelines, the Historic District Guidelines shall control except in the case of signage where the more strict regulation or guideline shall control. Additionally, if an exception from the application of Chapter 28 of the city code of San Antonio has been approved for signage in historic districts, such exception shall remain unless removed by official action of the City Council. The meaning of any and all words, terms or phrases in the Historic District Guidelines shall be construed in accordance with the definitions provided in Appendix A of the UDC. In the case of a conflict regarding a definition as provided in these guidelines and Appendix A of the UDC, the Historic District Guidelines definition shall control. All images courtesy of the City of San Antonio, Clarion Associates, and Hardy, Heck, Moore, Inc. unless otherwise noted.

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Historic Districts Overview

Historic districts are important planning tools that enable the preservation of a collection of historic buildings, along with the landscape and streetscape features that lend character and significance to the district. The City of San Antonio currently has 27 designated local historic districts. Each district features unique architectural styles, landscape elements, and streetscape features, all of which communicate the history of the area’s development. The section below begins with a brief historic context that explains the overall development of San Antonio, then includes illustrated descriptions of the character-defining features of each of San Antonio’s historic districts.



View from King William Historic District toward downtown.

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Historic Context

San Antonio's beginnings can be traced back to the late seventeenth century, when the first Spanish explorers and missionaries arrived. These men were the first to call the land and the river San Antonio, after St. Anthony of Padua. In 1718, Spanish missionaries established the Mission San Antonio de Valero, known today as the Alamo. The missionaries cultivated the surrounding fields, called labors, by digging irrigation ditches (acequias), to support themselves and their Native American converts. In 1793, the mission system was in decline, and subsequently the Mission San Antonio de Valero was taken from the church, and its lands were portioned into parcels, known as suertes, and apportioned as land grants and given to prospective settlers and influential individuals to whom money was owed. For the most part, the land continued to be farmed and was not developed until the second quarter of the nineteenth century, when many of the original grantees began selling their land. Today, residential, commercial, and industrial development occupies much of the agricultural lands historically associated with the mission, and only little physical evidence of the elaborate acequia system is still visible today in some places in the city. The irrigation network, though, had a larger, lasting influence on the city, as it was influential in the planning of neighborhood layouts and configurations in the nineteenth century. The irregular layouts of many neighborhoods show the influence of the Spanish Colonial-based traditions and influence of the acequia system, rather than reliance of the grid system and cardinal directions as seen in the layouts of many Texas courthouse towns.

By the beginning of the nineteenth century, the area around the mission had grown into a bustling commercial center. The area, Alamo Plaza, benefitted from its location near the terminus of the Camino Real, which connected San Antonio to the eastern edge of the Spanish territory in Texas. San Antonio was the largest settlement in Spanish Texas, and had become its capital in 1773. The city's population topped 2,000 and consisted largely of Europeans, mestizos, and some black slaves. San Antonio's growth slowed during the first half of the nineteenth century due to the change in power and occurrence of several battles within the city, including the siege of Bexar and the battle of the Alamo. After several Mexican invasions in the early 1840s, San Antonio's population fell to below 1,000. Despite this period of transition, upon the declaration of the Republic of Texas, San Antonio was chartered in 1837 and designated the seat of the newly organized Bexar County. The city quickly rebounded upon Texas' entrance into the Union in 1845. Grantees and other holders of suertes began selling off their parcels to Anglo developers. Jose Maria Salinas was one of the first to sell land to Anglo developers. Salinas, a wealthy rancher who had also served as the alcalde, or mayor, of San Antonio and fought in the Texas Revolution, sold much of his suerte to Samuel Maverick, who would later become mayor, city treasurer, and city council member in San Antonio. Other developers included Ernst Wehrhahn, Hardin B. Adams, and E. D. L. Wickes. The latter two, like many, moved to San Antonio from New York, seeing the city as a burgeoning real estate market.

Residential developers like Adams and Wickes benefited from San Antonio's transition from a Spanish Colonial settlement to a bustling American city in the period after the Texas Revolution. The south-central Texas city quickly emerged into a cattle, wool, distribution, mercantile, and military center for the border region and the American southwest. This period of transition saw the construction of numerous buildings downtown and around Alamo Plaza. In Alamo Plaza alone, the Menger Hotel was constructed in 1859, St. Joseph's Church in 1868, the Crockett Hotel in 1868, and the old Federal Post Office in 1877, fueling the area's commercialization and urbanization with Houston and Commerce streets quickly becoming two of the city's busiest.

Helping spur San Antonio's industry and economic growth was the arrival of the city's first railroad, the Galveston, Harrisburg, and San Antonio Railway, in 1877. Coinciding with the arrival of the railroad was the construction of an iron works factory and the development of the streetcar trolley line. In 1902, a depot was built in the area known as St. Paul Square, increasing the area's commercial and residential activity. The area was racially mixed and later developed into a flourishing African American community by the mid-twentieth century. In 1881, a second railroad, the International and Great Northern arrived. A new train depot was constructed for the I&GN at the intersection of Houston and Medina streets, contributing to a flurry of construction in the area, including the construction of the I&GN Hotel in 1909. This intersection became one of the city's busiest commercial and transportation hubs. Today, this area is part of the Cattleman Square Historic District.

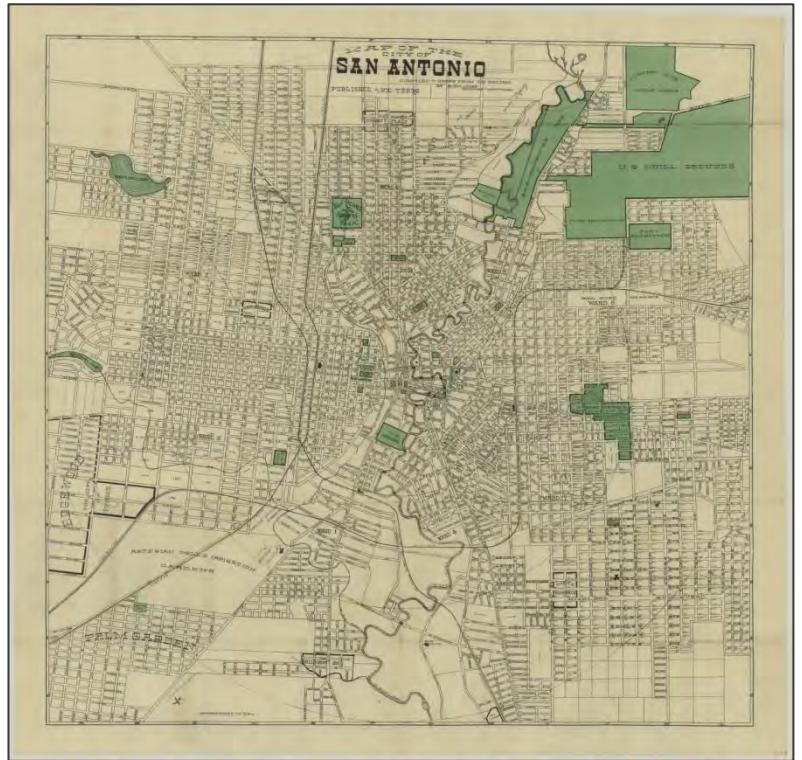
In addition to San Antonio's expanding transportation network, the city also undertook a series of modernization improvements that included street paving and maintenance, building a water supply, erecting telephone lines, constructing hospitals and schools, and building a power plant in the 1880s. By 1900, San Antonio had regained its status as Texas' largest city and was served by three rail lines, several streetcar lines, three daily newspapers, and one of the country's most important military posts, Fort Sam Houston. San Antonio's population was over 20,000 and the city was experiencing a severe housing shortage.

As San Antonio became an important trading and commercial center for the southwest, a large influx of German and Hispanic settlers moved to the city in the second half of the nineteenth century. San Antonio was growing beyond its means and soon it was experiencing a housing shortage. Grantees began selling more of their land to speculators and developers like Maverick, Adams, and Wickes who delineated city lots and blocks. As more land was sold, the city expanded physically and demographically. Adams and Wickes sold lots along South Alamo and South Mary streets, as well in Government Hill and San Pedro Springs, of which the

two were considered to be among the city's most prestigious neighborhoods. Many of the German immigrants settled in newly platted areas south of the city's center and downtown, including the Lavaca and King William neighborhoods. The King William neighborhood was subdivided in the 1860s with its present street layout, and would become home to many of San Antonio's largest and architecturally impressive houses in the late nineteenth century. Another early neighborhood was Dignowity Hill. Settled by Czech immigrant, Dr. Anthony Dignowity, the new neighborhood is considered San Antonio's first exclusive residential suburb. In the late nineteenth century, prominent merchants and business owners constructed large estates in the new neighborhood, situated on a hill east of downtown. The earliest houses built in these new neighborhoods though, prior to the arrival of the railroad, were largely vernacular caliche-block houses reflecting the German and Hispanic cultures.

Suburbs became popular during the period known as San Antonio's Gilded Age, from 1890 to 1930. As the city continued to pursue modernization efforts and the expansion of the streetcar network opened up more of the city, new suburbs, away from the city's downtown emerged. Suburbs were highly lauded by the press, the architectural and building professions, and religious groups, as they were touted as clean and far away from the inner city's dirt and grime, yet easily accessible. Suburbs developed during this period include: Monte Vista (a Historic District), Alamo Heights, West End, Tobin Hill (a Historic District), and Laurel Heights. Some of these suburbs, including Monte Vista and Alamo Heights were opulent and displayed many large estates designed by architects, including San Antonio-based Alfred Giles, Harvey Young, and Atlee B. Ayres. As a result of the popularity of suburbs, developers continued to create new neighborhoods, like South Heights, in southeast San Antonio, promoted as, "300 acres high enough to afford a panorama of the city." The houses in the new suburbs were modeled after those seen in the press and in magazines. Single-family dwellings had convenient floor plans, plentiful natural lighting, and popular stylistic references. The arrival of the railroad made these new suburbs possible, as it allowed architects and builders to abandon vernacular building traditions and embrace new materials, forms, and ornamentation previously unavailable or too expensive to use. The bungalow became the predominant house, as it was well suited to the city's availability of inexpensive land and growing military presence. In addition to single-family dwellings, developers also began constructing apartment buildings in many of the new neighborhoods.

While most developers flocked to San Antonio to establish new suburban subdivisions, some developers, such as the Meerscheidt brothers and Charvey Barbe promoted, less successfully, new neighborhoods within the inner city. By the 1920s,



San Antonio 1909. Source: Texas State Library Archives, http://www.lib.utexas.edu/maps/historical/historic_tex_cities.html

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many of the offspring of the original German and Anglo settlers began moving out of the established inner city neighborhoods into new suburbs. Taking their place were Hispanics and African Americans who were moving to the city in greater numbers in part due to the jobs available in the city's local service industries. Such was the case with the Lavaca neighborhood. As many of the neighborhood's second-generation German residents began to rise from the working and lower-middle classes, they moved into more expensive residences in newly platted areas and more affluent areas, like the King William neighborhood.

As the city stretched outward, its commercial center also grew downtown. San Antonio experienced an economic and cultural boom during the 1910s and 1920s. During this boom, many significant public and commercial buildings were constructed. Local architectural firm Ayres & Ayres designed many buildings during this period, including the Municipal Auditorium in 1923, the Smith-Young Tower in 1927, and the Plaza Hotel. Several high-rises were also erected during this period including the Milam Building in 1926 and the Tower Life Building in 1927. Other San Antonio landmarks, including the Aztec Theater were constructed in the 1920s in the city's downtown. Commerce and Houston streets continued to serve as the city's major commercial corridors and were home to many of the city's clothing stores. Commerce Street was able to remain a commercial strip due in part to the city's initiative that widened the street in the early 1910s in order for it to accommodate vehicular traffic, as it was too narrow to do so, since it dated back to the Spanish Colonial era.

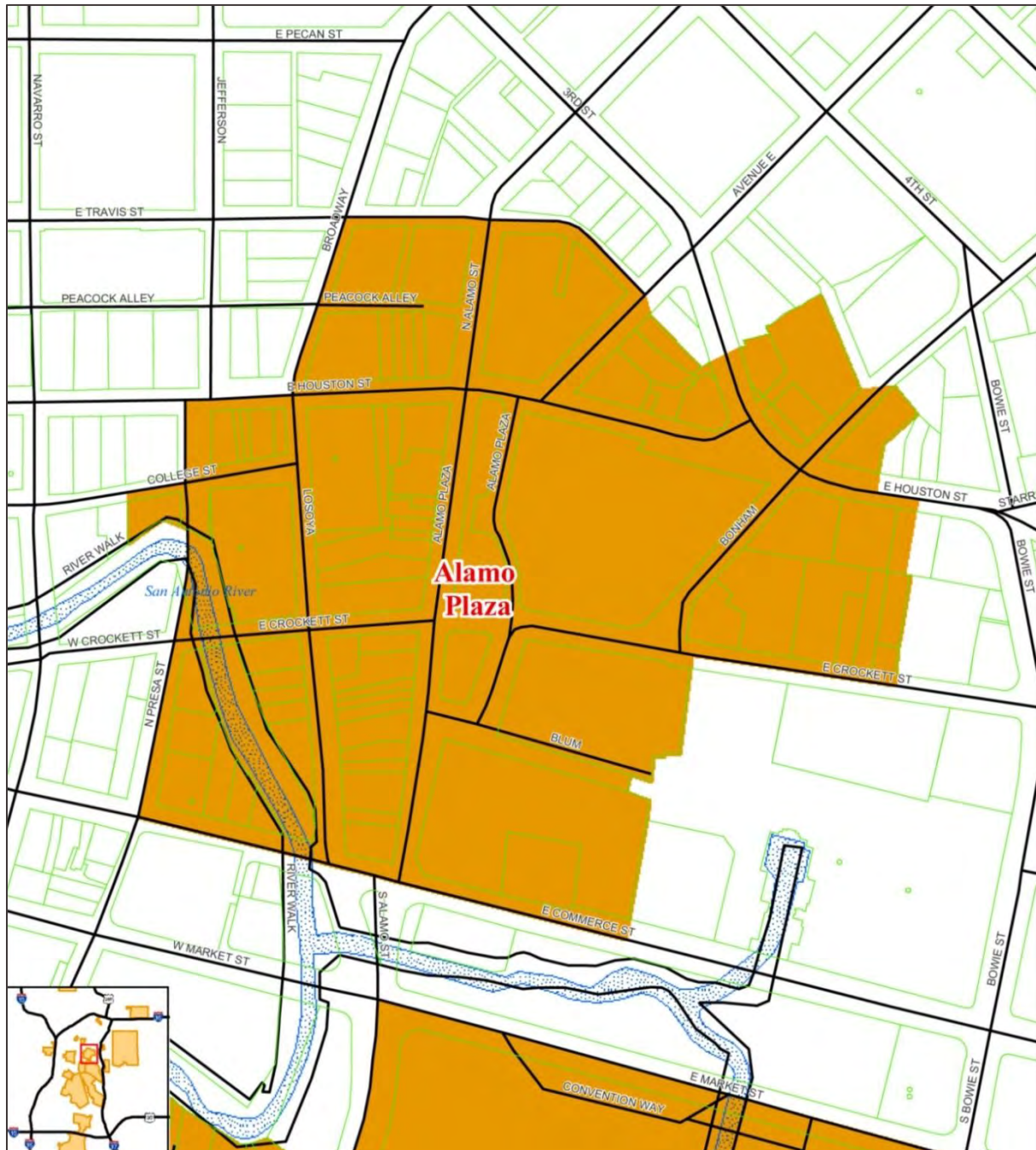
Growth slowed in the 1930s during the Depression, but picked up again during the wartime boom in 1940s. The city experienced another housing shortage, caused in part by the city's growing military presence. The presence of the military in San Antonio stretches as far back as the nineteenth century, when the city donated land to the War Department for the initial development of Fort Sam Houston northeast of downtown. The area surrounding Fort Sam Houston, Government Hill, grew in response to the development of the fort. During World War I the area grew at a prolific rate, and the housing shortage created during World War II saw the conversion of many of the single-family residences into multi-family dwellings in the neighborhood. In addition to Fort Sam Houston, San Antonio was also home to four other installations by the 1940s: Brooks Air Force Base, opened in 1918; Camp Bullis, opened in 1917; Randolph Air Force Base, opened in 1928; and Lackland Air Force Base, opened in 1941.

New subdivisions were developed within the San Antonio metropolitan area, but by 1940, the city had reached the limits of its original charter and needed to expand to allow for the development of new subdivisions. The prevalence of automobiles allowed the city to continue sprawling outward. The city's population grew by nearly 44 percent in the 1950s to reach over 587,000 by 1960, making it Texas' third largest city, behind Houston and Dallas.

As residential and commercial developments emerged further away from the city center, and as more people were driving cars, new roads were needed. In 1959, the construction of a new highway, IH-37 was approved. The new thoroughfare was constructed through some of the city's most historic residential areas, including St. Paul Square, a vibrant African American community, as well as the Lavaca neighborhood. The construction of IH-37 created a distinct border between the African American and Hispanic populations in east San Antonio. The construction of US 281 in the late twentieth century also saw the loss of some of San Antonio's oldest urban residences, when it went through the Tobin Hill neighborhood, north of the city's core. Other neighborhoods within the city experienced a period of decline during the 1960s and 1970s, as people flocked to the suburbs. By the 1970s Monte Vista suffered from deterioration and development intrusions, leading its residents to form the Monte Vista Historical Association in order to preserve their neighborhood. Not all neighborhoods suffered during this period though, as some people were attracted to neighborhoods close to downtown and the potential to restore and live in a historic home. Such was the case with the King William neighborhood, which once again became a desirable place to live in the 1960s, and was designated the city's first historic district in 1968. That year also saw the opening of the HemisFair, commemorating the 250th anniversary of the founding of San Antonio and the first international exposition in the southwest. The fair grounds were built in a historically working class neighborhood and required the demolition and relocation of many of its nineteenth century buildings. A number of new buildings and structures were built, and 24 historic buildings and structures were retained. Today, some of the buildings constructed remain, including the skyline staple, 622-foot Tower of the Americas.

San Antonio has managed to retain its status as a commercial center for the southwest throughout its history. Today, San Antonio ranks as the nation's seventh largest city. In addition to the continued military presence, San Antonio is home to a diverse number of industries and companies, and supports a healthy tourism industry.

Alamo Plaza



District Description

The Alamo Plaza Historic District is located in downtown San Antonio, and the River Walk runs through the southwest corner of the district. The district includes the Alamo, which was established at this location in 1724, as well as buildings dating from the late nineteenth and early twentieth centuries. Architectural styles range from Spanish Vernacular to Renaissance Revival to Art Deco.

Stone and brick are the primary exterior materials. The Alamo and its associated buildings are small in scale and only one or two stories in height, but most of the surrounding commercial and institutional buildings in the district range in height from three stories to twelve stories, including a number of early skyscrapers. Relatively recent streetscape improvements, such as street trees and street furniture, unite the district.

District Features

Natural Features

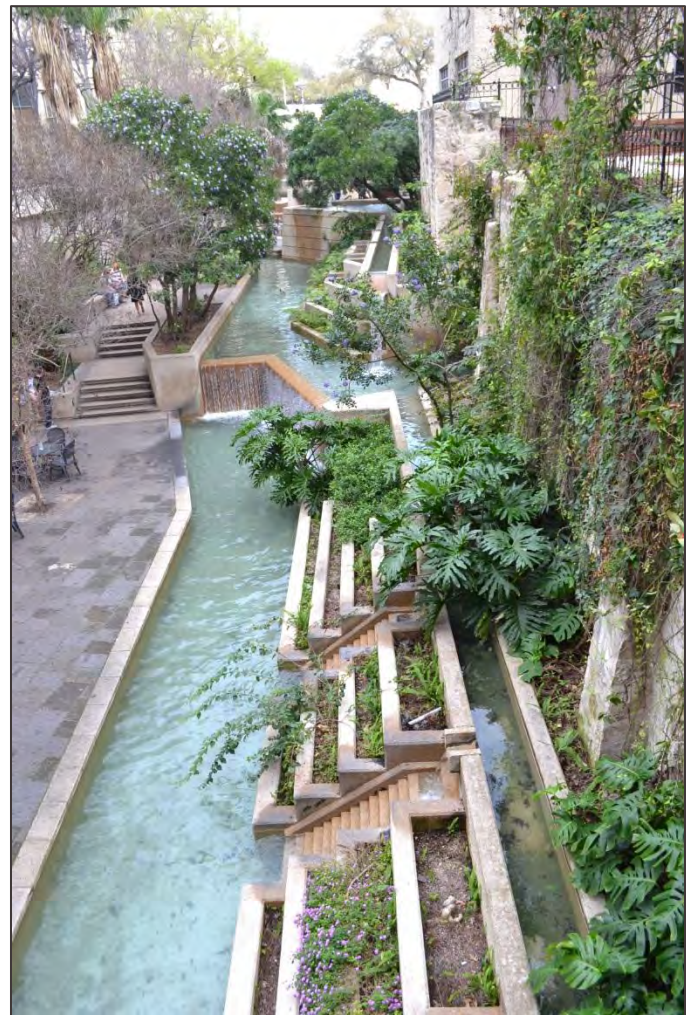
- **Topography:** The topography of Alamo Plaza is generally flat, with steep manmade retaining walls along the River Walk.
- **Water sources:** The River Walk runs through the southwest corner of the district.

District Layout

- **Boundary demarcations:** The Alamo Plaza Historic District does not include gates or markers denoting its boundaries. The boundaries of the Alamo itself are surrounded by stone walls.
- **Street Layout:** The street layout is highly irregular, with numerous dead ends, sharp turns, and one-way streets.
- **Thoroughfares:** E. Commerce Street, at the southern boundary of the district, is a major east-west thoroughfare. N. Alamo Street is a major north-south thoroughfare.
- **Commercial Nodes:** The majority of the district is commercial. On-street parking is very limited; parking is available in parking garages or surface lots on sites where historic buildings have been demolished.
- **Institutional Nodes:** The U.S. Post Office and Federal Courthouse, just north of the Alamo, forms an institutional node.
- **Industrial Nodes:** No industry is extant within the district today.



View looking across Alamo Plaza to the northeast. Note paving, street lighting, and street trees.



View looking east from Loyola Street toward Alamo Plaza. Note the steep retaining walls.



View looking east across Alamo Plaza. Note the tall Crockett Hotel in the background.

Lot Layout

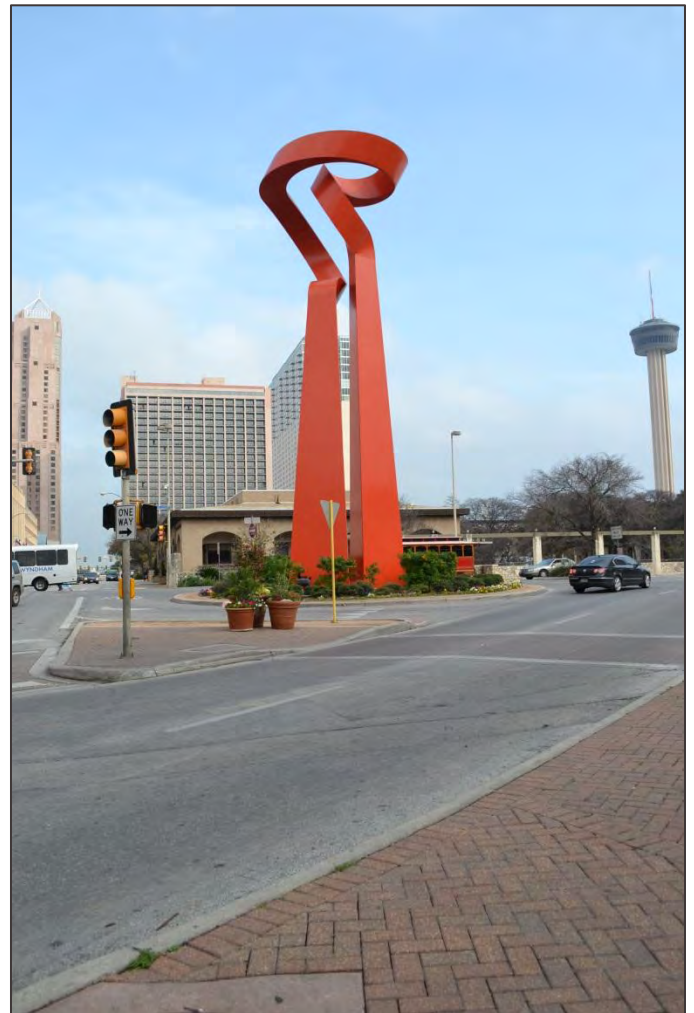
- **Lot size:** Buildings generally fill the entire lot. The exception is the Alamo, which includes a front plaza and interior courtyard.
- **Lot shape:** Lots are irregular, generally trapezoidal or triangular.
- **Front setbacks:** Buildings are set forward flush with the lot line, without a front setback.
- **Side setbacks:** Buildings generally are constructed immediately adjacent to their neighbors with shared party walls.
- **Walkway location:** Without front setbacks, walkways are not necessary.
- **Driveway location:** Driveways are not present within the district.
- **Outbuildings:** With the exception of the Alamo, buildings within the district do not include associated outbuildings.



Emily Morgan Hotel, Alamo Plaza Historic District, historically known as Medical Arts Building, 1924. Note the triangular footprint of the building adapted to the triangular lot.



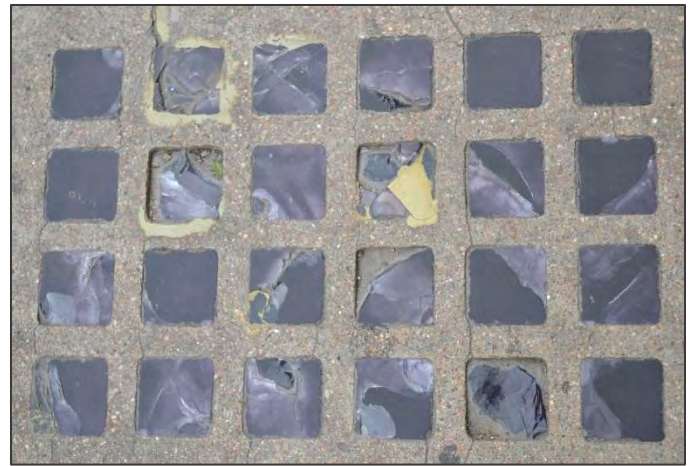
Streetscape in the Alamo Plaza historic district along E. Commerce St. illustrating buildings set forward flush to the lot line and sharing party walls with the neighboring buildings.



"Torch of Friendship" sculpture. View looking east from E. Commerce St. at Loyola St. Note the irregular street grid.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas are limited to the Alamo plaza and courtyard, as well as along the River Walk.
- **Yards:** Yards are not found within the district.
- **Walls and Fences:** A stone wall surrounds the Alamo. Concrete walls or metal railings are located at street crossings over the River Walk.
- **Sidewalks and Walkways:** Sidewalk materials vary, ranging from concrete to brick to stone along Alamo Plaza. In many locations scattered throughout the district, glass blocks are embedded in the sidewalks to provide light to basement spaces or utility shafts below. (Note that the glass blocks originally were clear, but have acquired a purple tint over time.)
- **Driveways:** Driveways are not common.
- **Curbs:** Curbs are typically concrete, but curb profiles may be curved or angular.
- **Streets:** Streets generally are asphalt. An area of stone street is located along Alamo Plaza.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** A number of bridges – many historic – are located at street crossings over the River Walk. Bridges are either concrete or metal.
- **Street lights:** Decorative metal streetlamps painted green are found throughout the district.



Detail of glass blocks embedded in sidewalk, Alamo Plaza Historic District.



Bridge over the River Walk at E. Crockett St., Alamo Plaza Historic District.

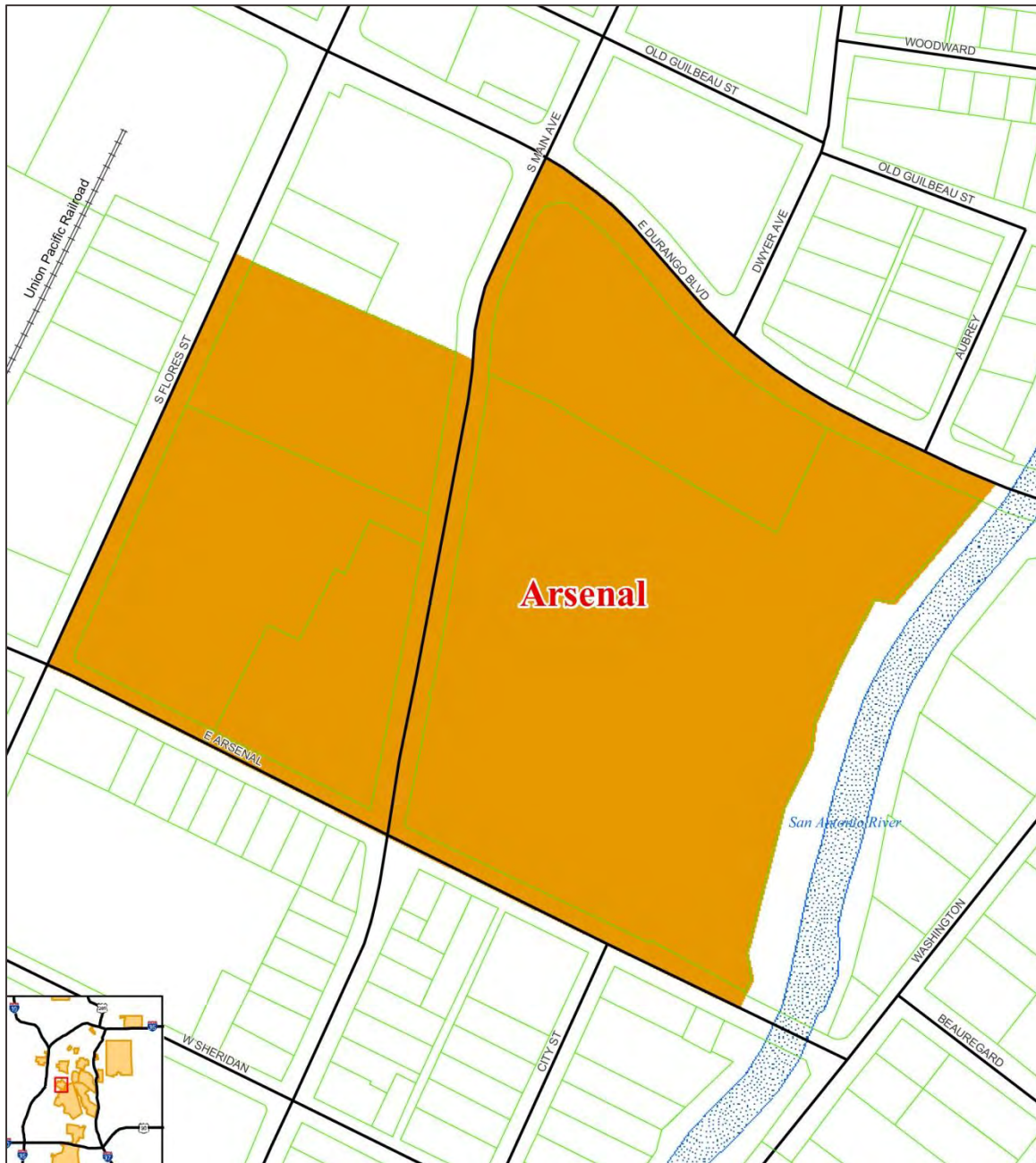


Detail of the stone wall along the southern perimeter of the Alamo.



Street lighting, Alamo Plaza Historic District.

Arsenal



District Description

The Arsenal Historic District is located on the west bank of the San Antonio River, across from the King William Historic District. The district is confined to the historic U.S. Arsenal property, bound by Cesar Chavez to the north, S. Main Ave. and S. Flores to the west, E. Arsenal St. to the south, and the river to the east. Buildings at the arsenal were constructed from 1858 through ca. 1920 using local limestone or concrete with stucco, in a simplified

Romanesque Revival architectural style. The arsenal was originally constructed by the U.S. Army to store munitions used for frontier battles. During the Civil War, it was occupied by Confederate forces. The U.S. Army regained control of the arsenal after the Civil War, and they enlarged and modernized the facility during World War I. The arsenal was used as a depot for munitions and supplies through World War II, until it was closed in 1949. Since 1972, the H.E. B. corporate headquarters have been located on the property.

District Features

Natural Features

- **Topography:** The topography slopes downward toward the San Antonio River to the east.
- **Water sources:** The San Antonio River runs along the eastern boundary of the district.

District Layout

- **Boundary demarcations:** The boundaries of the Arsenal are marked by masonry walls with a stucco finish and stone coping, with intermittent spans of metal fencing. Metal gates provide access through the wall. Metal plaques mounted on the wall name the gates (e.g., “South Gate,” “West Gate”).
- **Street Layout:** There is no internal network of streets within the district.
- **Thoroughfares:** S. Main Avenue, along the western boundary, is a major north-south thoroughfare.
- **Commercial Nodes:** No commercial buildings are present.
- **Institutional Nodes:** Historically, the district was entirely institutional, owned by the U.S. Army.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** The complex is not subdivided into lots.
- **Lot shape:** N/A
- **Front setbacks:** On all sides, the buildings have a narrow, landscaped setback (approximately two feet to approximately 20 feet).
- **Side setbacks:** Within the complex, buildings are set very close to one another, and many are adjoined by party walls, forming an interior courtyard.
- **Walkway location:** A network of walkways traverses the interior courtyard of the complex.
- **Driveway location:** The main driveway, along the northern boundary of the district, is paved with asphalt and has a center median planted with uniform trees. Secondary driveways are paved with concrete.
- **Outbuildings:** The auxiliary buildings within the district include the historic servants’ quarters, stables, and storehouse, as well as contemporary gatehouses.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped areas, such as the median on the main driveway and the interior courtyard, are restricted from public access.
- **Yards:** Yards are not found within the district.
- **Walls and Fences:** A masonry wall with a stucco finish and stone coping, with intermittent spans of metal fencing, surrounds the district.
- **Sidewalks and Walkways:** Sidewalks and walkways are concrete.
- **Driveways:** Driveways are asphalt or concrete.
- **Curbs:** Curbs are concrete, with a curved profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** A bridge on E. Arsenal Street crossing the San Antonio River is located just east of the district.
- **Street lights:** Street lights are contemporary, with metal poles.

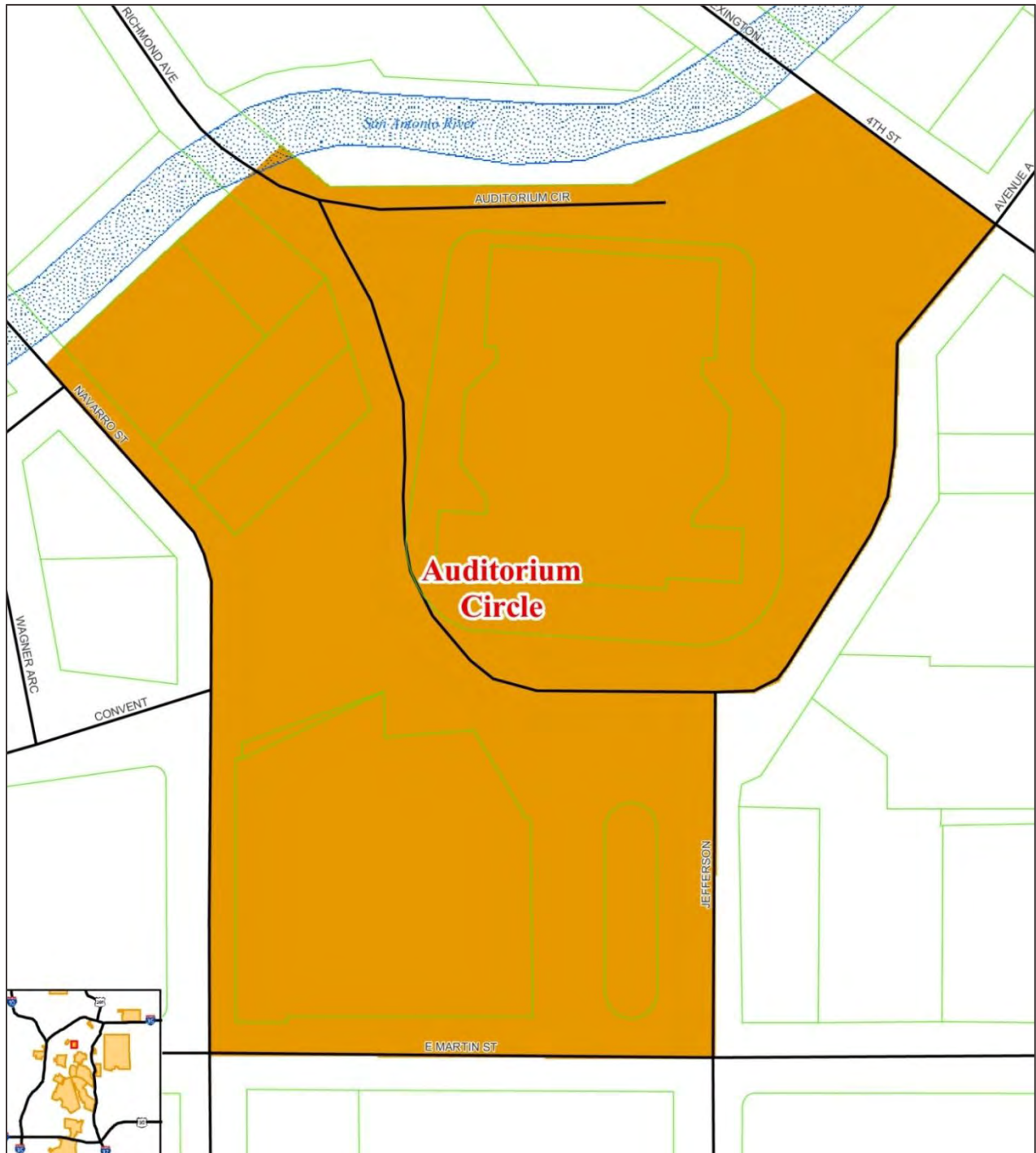


View toward the Arsenal showing perimeter fence.



View of the Arsenal at the main entrance drive.

Auditorium Circle/ Veterans' Memorial Plaza



District Description

Auditorium Circle/ Veterans' Memorial Plaza is located on the northern edge of downtown San Antonio, along the San Antonio River. The San Antonio Municipal Auditorium, built in 1926, forms the core of the district. The district is characterized by excellent examples of the Spanish

Colonial Revival Style, which were constructed in the 1920s and 1930s using brick or stone masonry with terra cotta, cast stone, or ceramic tile detailing. As a result, the architectural character of the district is remarkably consistent. Buildings range in scale from the modest, two-story Martin Wright Building to the towering former Southwestern Bell skyscraper.

District Features

Natural Features

- **Topography:** The topography slopes downward toward the San Antonio River to the north/northwest.
- **Water sources:** The San Antonio River runs along the north/northwest boundary of the district.

District Layout

- **Boundary demarcations:** The boundaries of the district are unmarked.
- **Street Layout:** The district is organized around a circular street (Auditorium Circle) that surrounds the Municipal Auditorium. Subsidiary streets radiate off of Auditorium Circle.
- **Thoroughfares:** No major thoroughfares traverse the district. Lexington Avenue borders the district to the northeast, and Broadway Street is located southwest of the district.
- **Commercial Nodes:** No retail is present, but the Southwestern Bell Building at the intersection of Jefferson and Auditorium Circle is a commercial office building.
- **Institutional Nodes:** The Municipal Auditorium forms an institutional node at the core of the district.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** Lot sizes are irregular.
- **Lot shape:** Lot shapes are irregular, responding to the circular street pattern.
- **Front setbacks:** Some buildings are set forward flush with the lot line, while others are set back behind a front plaza.
- **Side setbacks:** All buildings within the district are freestanding, but the distance between buildings is irregular.
- **Walkway location:** A walkway leading to the main entrance is present at the center of the plaza in front of the Southwestern Bell Building, but otherwise walkways are not present.
- **Driveway location:** Driveways are not present.
- **Outbuildings:** Outbuildings are not present.



Historic Havana Apartments, Auditorium Circle Historic District. Note the curved street layout and the brick paving.



Municipal Auditorium, Auditorium Circle Historic District. Note the front plaza and the Spanish Colonial Revival detailing. Source: blog.mysanantonio.com.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped plazas are located in front of the Municipal Auditorium and in front of the Southwestern Bell Building and include statuary.
- **Yards:** Yards are not found within the district.
- **Walls and Fences:** Fences and walls are not found within the district.
- **Sidewalks and Walkways:** Sidewalks and walkways are a combination of concrete and brick.
- **Driveways:** Driveways are not present.
- **Curbs:** Curbs are typically concrete, with a curved profile.
- **Streets:** A portion of Navarro Street within the district is paved with brick. Other streets are concrete.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are located in the district.
- **Street lights:** Street lights are a combination of historic metal lamps painted green and contemporary metal poles.



Historic Martin Wright Building, south façade, Auditorium Circle Historic District. Note historic street lighting.

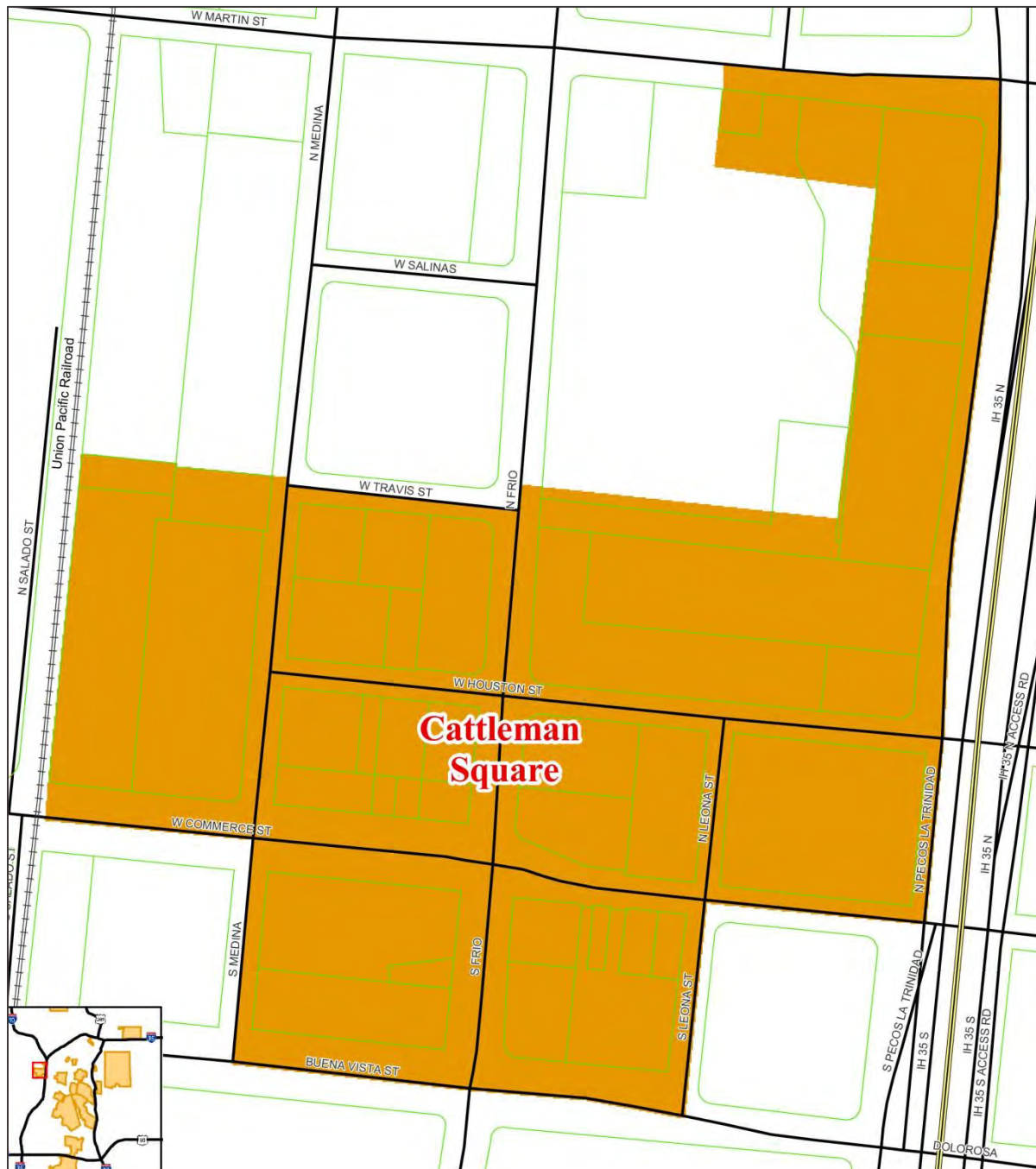


Historic Southwestern Bell Building and landscaped front plaza, Auditorium Circle Historic District.



Historic Martin Wright Building, east façade, Auditorium Circle Historic District. Note the Spanish Colonial Revival detailing.

Cattleman Square



District Description

The Cattleman Square Historic District is located west of downtown San Antonio, along the Union Pacific Railroad tracks. The district began to develop in the 1880s, shortly after the railroad arrived, and most of the extant buildings were constructed between ca. 1880 and ca. 1910. The I&GN Passenger Railroad Station, which anchors the

district, was constructed in 1907. Most of the architecture in the district is vernacular, but the railroad station features eclectic Mission Revival and Romanesque Revival stylistic influences. Brick is the primary construction material. Buildings range in scale from modest one-story commercial buildings to the massive railroad station, which is three stories plus towers and a dome.

District Features

Natural Features

- **Topography:** The topography of the district is generally flat.
- **Water sources:** No water sources are present in the district.

District Layout

- **Boundary demarcations:** The IH-35 access road forms a distinct boundary at the east of the district, while the Union Pacific railroad tracks form a distinct boundary at the west.
- **Street Layout:** The streets are organized in a regular grid, with rectangular blocks.
- **Thoroughfares:** W. Houston Street is a major east-west thoroughfare.
- **Commercial Nodes:** Most of the buildings in the district historically were commercial.
- **Institutional Nodes:** The Bexar County Tax Assessor's office is located in the northeastern corner of the district, but the building is not historic. The University of Texas at San Antonio is located just south of the district, but it is not historic either.
- **Industrial Nodes:** A number of warehouses are scattered throughout the district, responding to the nearby railroad tracks.

Lot Layout

- **Lot size:** Lot sizes vary greatly; some complexes occupy an entire city block, while other city blocks are divided into as many as eight lots.
- **Lot shape:** Lots are rectangular.
- **Front setbacks:** Buildings generally are set forward flush with the lot line, although the railroad station is set back from the street slightly with a landscaped front plaza.
- **Side setbacks:** Many buildings within the district are immediately adjacent to their neighbors, with shared party walls. Other buildings are freestanding, surrounded by surface parking lots to accommodate a warehouse function.
- **Walkway location:** Walkways are not typical, although a central walkway leads to the main entrance of the railroad station.
- **Driveway location:** Driveways are not present.
- **Outbuildings:** Small sheds or workshops constructed of wood or metal siding are present at some locations.



View of the former I&GN Railroad Depot, Cattleman Square Historic District.

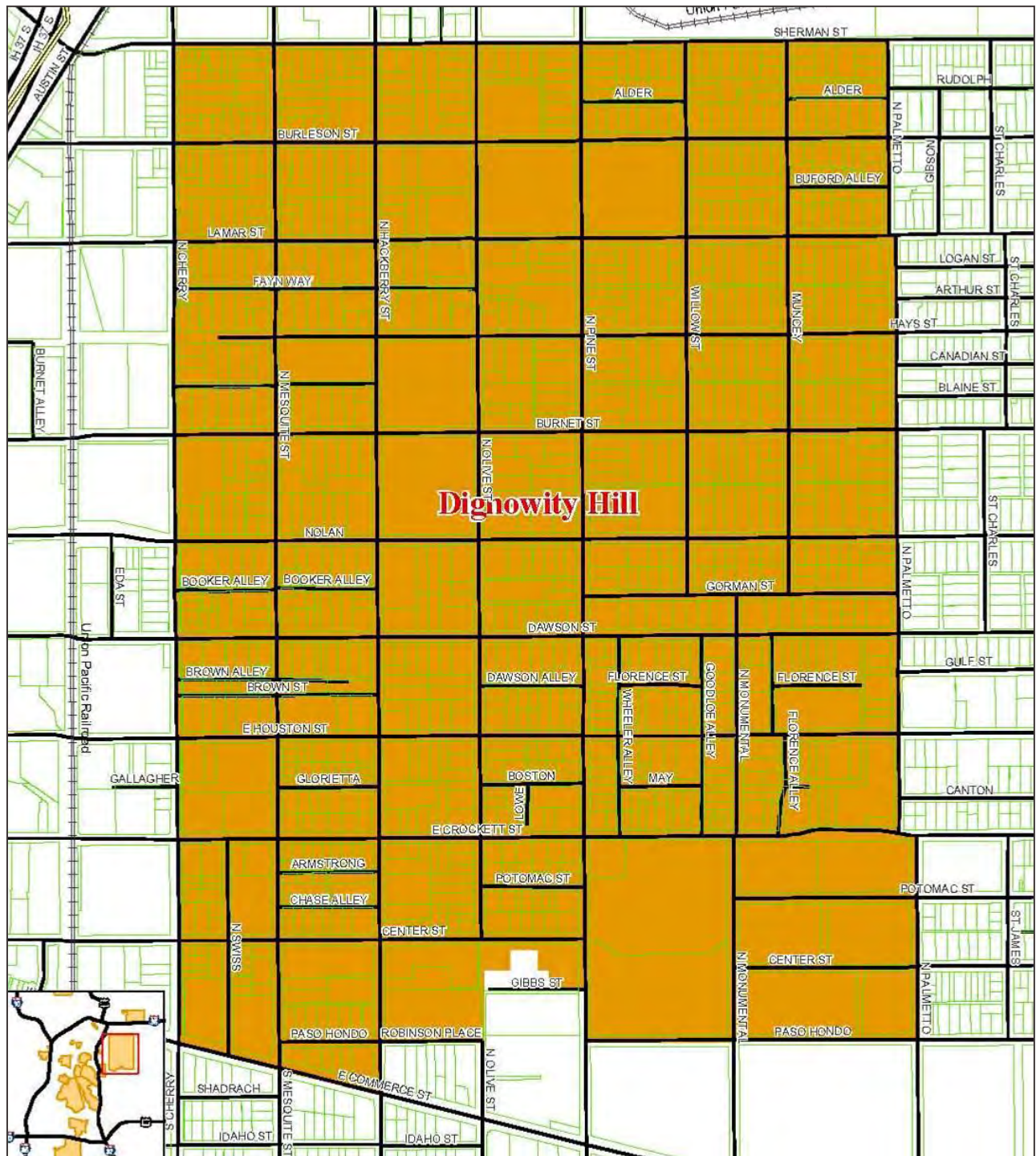


Historic commercial buildings on N. Medina Street, Cattleman Square Historic District.

Landscape and Streetscape Features

- **Landscaped common areas:** No landscaped common areas are present.
- **Walls and Fences:** Contemporary metal fencing is typical, especially for warehouse properties.
- **Sidewalks and Walkways:** Sidewalks are concrete, located immediately adjacent to the street.
- **Driveways:** Driveways are not present.
- **Curbs:** Curbs are concrete, with a curved profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** An overpass on Commerce Street rises above the railroad tracks.
- **Street lights:** Street lights are contemporary, with metal poles.

Dignowity Hill



District Description

Dignowity Hill, located east of downtown San Antonio, was initially settled in 1854 by Czech immigrant Dr. Anthony Michael Dignowity. The bulk of construction in the neighborhood occurred from ca. 1877 through ca. 1940. As a result, architectural styles range from Folk Victorian to

Queen Anne to Craftsman. The building materials used are similarly varied, although the majority of residential properties are wood, while the majority of non-residential properties are masonry. Dignowity Park and Lockwood Park form a key social and recreational node within the area, offering views of downtown from the top of the hill.

District Features

Natural Features

- **Topography:** The topography of Dignowity Hill slopes downward to the west, with a steep bluff located in Dignowity Park, near the western edge of the district.
- **Water sources:** No significant water sources are located within the district. The area drains to the west, into the San Antonio River.

District Layout

- **Boundary demarcations:** Dignowity Hill does not include gates or markers denoting its boundaries, but does include historic street signs.
- **Street Layout:** The streets follow a grid pattern, with alleys running from east to west. The San Antonio City Cemetery National Register District, at the southeastern corner of the district, interrupts the street grid.
- **Thoroughfares:** E. Commerce Street, at the southern boundary of the district, is a major east-west thoroughfare. E. Houston Street is a secondary east-west thoroughfare. New Braunfels Avenue is a major north-south thoroughfare just east of the district.
- **Commercial Nodes:** Dignowity Hill is served by commercial nodes located along E. Commerce Street, on E. Houston Street at Hackberry Street, New Braunfels Avenue, and on Nolan Street at N. Pine Street. Parking is generally on-street, even within commercial nodes.
- **Institutional Nodes:** A number of institutions are located along Center Street, including the Carver Community Cultural Center and St. Paul's United Methodist Church. The Bethel African Methodist Episcopal Church is located on N. Swiss Street. Other institutional nodes include the Pickett Academy on E. Houston Street, the Ella Austin Community Center, and Bowden Elementary School at N. Pine Street and Lamar Street, and the San Antonio City Cemeteries National Register District, located in the southeast corner of the district.
- **Industrial Nodes:** Industrial areas are located just beyond the district boundaries at the west and north, along the railroad tracks.

Lot Layout

- **Lot size:** Residential lots generally are consistently sized. In some instances, two small houses were built on one lot, especially in the northern portion of the district. Lots fronting Dignowity Park and Lockwood

Park are larger and include larger-scaled houses. In commercial and institutional nodes, lots have been consolidated to form larger complexes.

- **Lot shape:** Lots are generally rectangular.
- **Front setbacks:** Front setbacks are generally consistent within blocks, although some irregularities exist where nineteenth-century folk buildings sit next to twentieth-century bungalows.
- **Side setbacks:** Buildings within the district are almost exclusively freestanding, with very few party walls. Distances between buildings vary greatly.
- **Walkway location:** Walkways are generally located at the center of the lot, leading from the sidewalk.
- **Driveway location:** Driveways generally lead to the rear of the property from alleys or side streets.
- **Outbuildings:** Outbuildings generally are accessed via alleys or side streets. Outbuildings generally are small in scale, and most are wood-frame one-car garages.



Dignowity Hill residence, N. Olive Street.



Ella Austin Community Center, N. Pine Street, Dignowity Hill Historic District.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas are not typical within Dignowity Hill.
- **Yards:** Most residential properties include front yards. Along the western edge of the district, where the topography is steep, many yards include concrete, stone, or brick retaining walls.
- **Walls and Fences:** Many front yards are enclosed with historic wrought iron fences, or with stone or brick walls, as well as non-historic chain-link fences.
- **Sidewalks and Walkways:** Sidewalks are inconsistent from block to block, but, where present, generally are concrete and separated from the street by a lawn buffer.
- **Driveways:** Driveways are not common. Outbuildings generally are accessed via alleys or side streets.
- **Curbs:** Curbs are not consistent throughout the district. Some areas do not include curbing, while others have rounded concrete curbs. Curb cuts generally are limited to alleys and side streets.
- **Streets:** Streets generally are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** Hays Street Bridge, a contemporary concrete and historic metal-truss pedestrian bridge is located west of the district, along Hays Street.
- **Street lights:** No consistent historic street lighting is found in Dignowity Hill.



Consistent setbacks at 809-811 N. Pine Street.

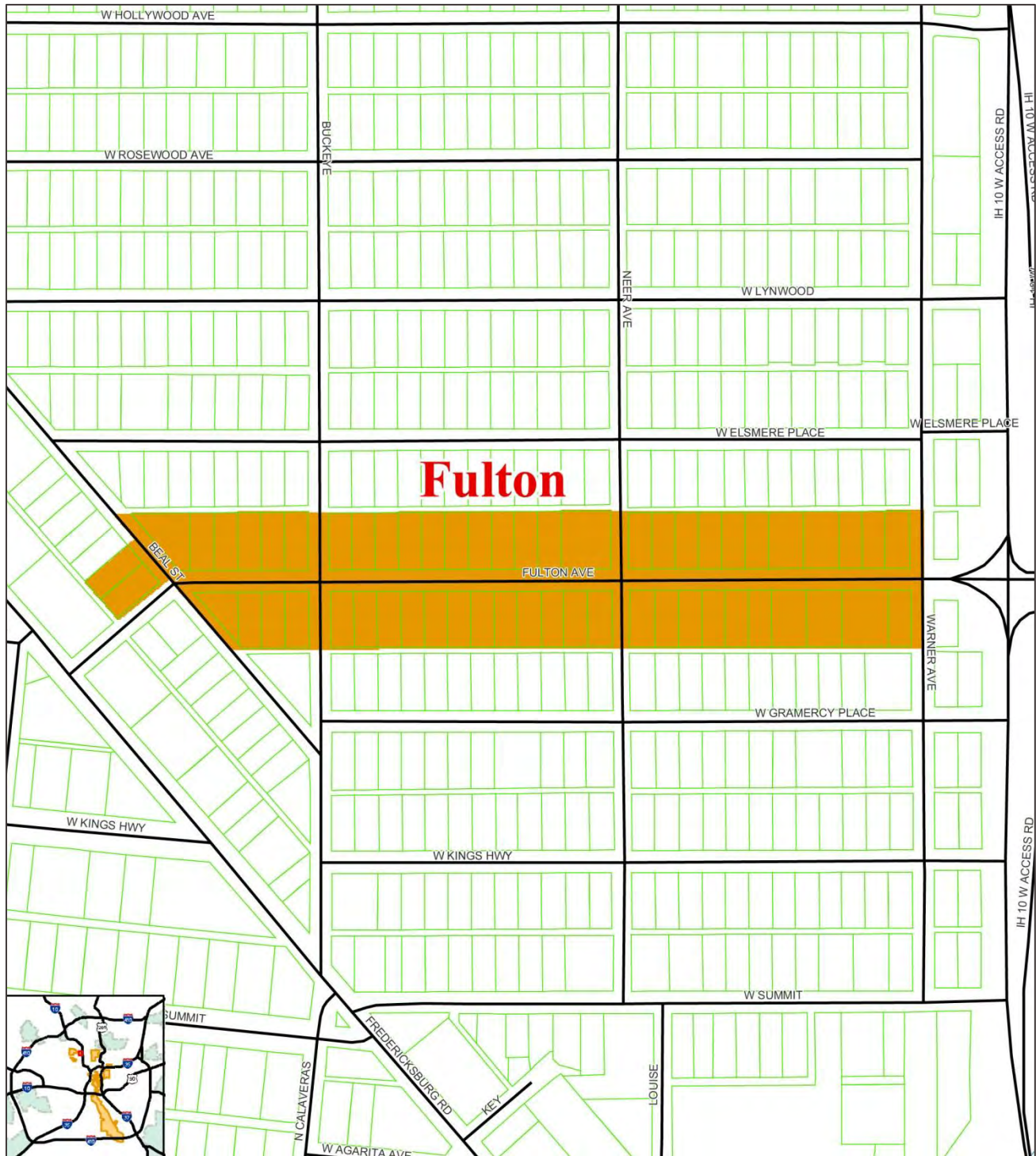


Brick retaining wall, 500 block of Burleson Street.



Sidewalks and front-yard fences, 800 block of Burleson Street.

Fulton Avenue



District Description

The Fulton Avenue Historic District consists of three blocks along Fulton Avenue in northwest San Antonio. The district includes a consistent collection of Spanish Eclectic and French Eclectic Style houses, all built between 1927

and 1929. Stucco is the predominant exterior material. Palm trees are planted along the street at intervals. The small district lacks communal amenities, but it is tied together through the consistent scale of the buildings, architectural style, palette of materials, and landscaping.

District Features

Natural Features

- **Topography:** The topography of Fulton Avenue is generally flat.
- **Water sources:** No significant water sources are located within the district.

District Layout

- **Boundary demarcations:** The Fulton Avenue Historic District does not include boundary demarcations, but does include historic street signs.
- **Street Layout:** The district consists of a single east-west street, which veers to the southwest just beyond the district's western boundary.
- **Thoroughfares:** No thoroughfares traverse the district, but IH-10 is located just to the east and Fredericksburg Road is located just to the west.
- **Commercial Nodes:** The district is exclusively residential, with no commercial activity.
- **Institutional Nodes:** No institutional buildings are present.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** Residential lots are consistently sized.
- **Lot shape:** Lots are generally rectangular.
- **Front setbacks:** Houses are uniformly set back from the street with a front lawn.
- **Side setbacks:** Houses are freestanding and uniformly spaced.
- **Walkway location:** Walkways are located at the center of the lot, leading from the sidewalk to the front door in a straight path.
- **Driveway location:** Driveways are located to the west of the house – with a few exceptions – and lead from the street toward the rear yard in a straight path.
- **Outbuildings:** Most houses have detached one- or two-car garages, located in the rear yard.

Landscape and Streetscape Features

- **Landscaped common areas:** No landscaped common areas are present.
- **Yards:** All properties include front yards. Most front yards include a gentle berm sloping toward the street.
- **Walls and Fences:** Front yards are open, but rear yards are enclosed with metal or wood fences.

- **Sidewalks and Walkways:** Sidewalks and walkways are concrete. Sidewalks are separated from the street by a buffer of lawn. Walkways often have one or two steps to negotiate the slope of the berm in the yard.
- **Driveways:** Driveways typically are concrete, often with two concrete runners and a center median of grass.
- **Curbs:** Curbs are concrete with a curved profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Contemporary street lights are mounted on wooden poles.

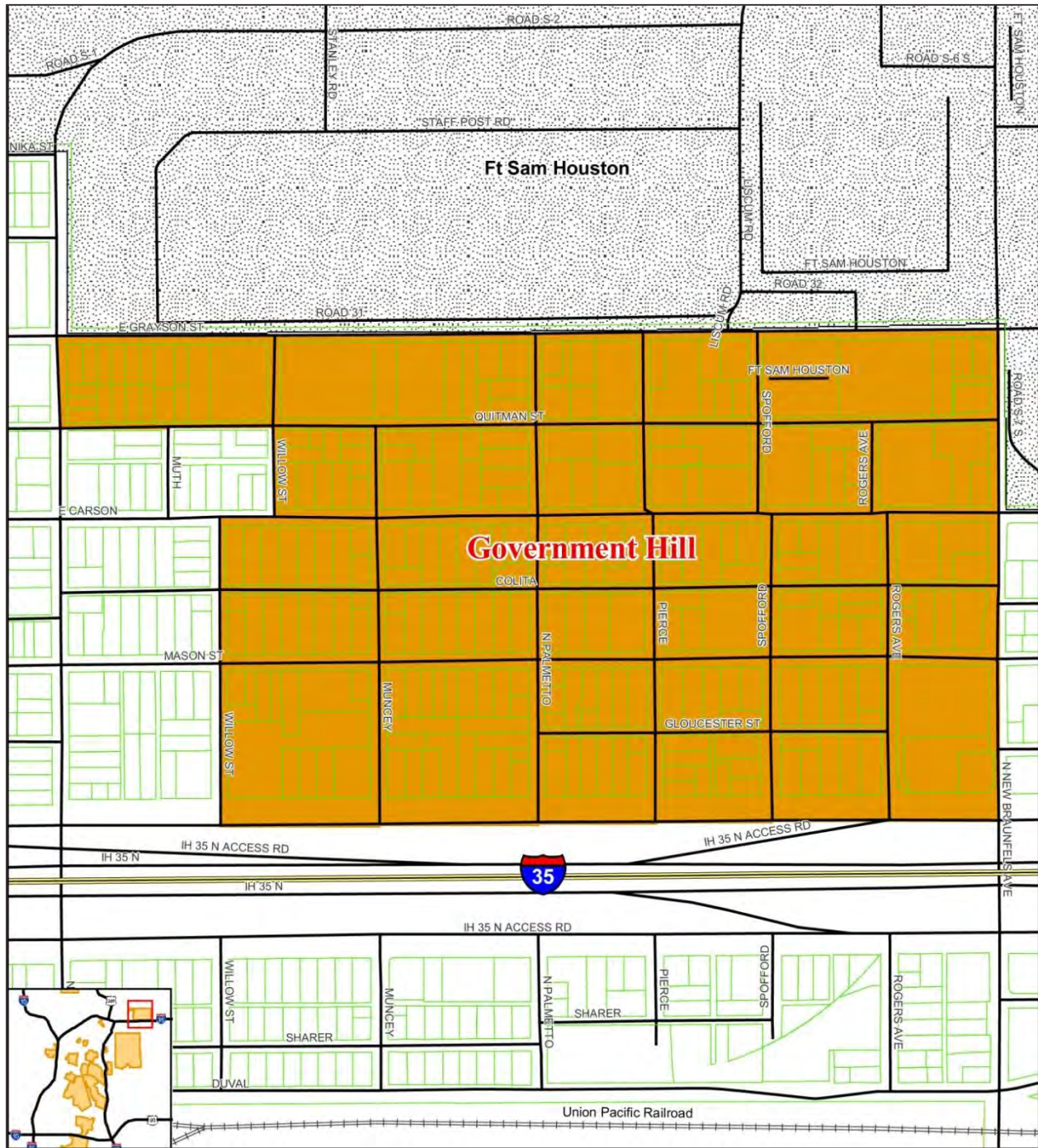


View of Fulton Avenue. Note Spanish Eclectic Style architecture, consistent setbacks, berms, and palm trees.



View of Fulton Avenue. Note French Eclectic Style architecture, consistent setbacks, berms, and palm trees.

Government Hill



District Description

The Government Hill Historic District is located northeast of downtown San Antonio, just south of Fort Sam Houston and just north of IH-35. The neighborhood developed from 1890 through 1930, in response to the growth and development of adjacent Fort Sam Houston. Architectural styles within the district include Folk Victorian, Queen

Anne, Classical Revival, and Romanesque Revival. Building materials are diverse, including brick, stone, and wood. Buildings of similar scale and architectural style are clustered together, with larger, high-style examples closer to Fort Sam Houston and more modest, simple examples closer to the IH-35 access road.

Historic Design Guidelines

District Features

Natural Features

- **Topography:** The topography of Government Hill slopes downward to the west.
- **Water sources:** No significant water sources are located within the district.

District Layout

- **Boundary demarcations:** Government Hill does not include gates or markers denoting its boundaries, but does include historic street signs. IH-35 forms a distinct boundary to the south, and Fort Sam Houston forms a distinct boundary to the north.
- **Street Layout:** The streets follow a regular grid pattern.
- **Thoroughfares:** IH-35 is a major thoroughfare to the south.
- **Commercial Nodes:** Commercial activity is located along New Braunfels Avenue.
- **Institutional Nodes:** Fort Sam Houston forms a major institutional node to the north. St. Patrick's Catholic Church is located in the southwestern corner of the district. St. Paul's Episcopal Church and School are located at the northern edge of the district, just south of Fort Sam Houston.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** Lots in the northern portion of the district tend to be larger, while lots in the southern portion tend to be smaller.
- **Lot shape:** Lots are generally rectangular.
- **Front setbacks:** Residential buildings are consistently set back from the street with a front lawn, while commercial buildings are set forward flush with the lot line.
- **Side setbacks:** Residential buildings are freestanding with consistent side setbacks, while commercial buildings share party walls.
- **Walkway location:** Walkways are generally located at the center of the lot, leading from the sidewalk.
- **Driveway location:** Driveway locations are irregular.
- **Outbuildings:** Most outbuildings are modest garages.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas are not found within Government Hill.

- **Yards:** Most residential properties include front yards, many of which are enclosed with fences.
- **Walls and Fences:** Many front yards are enclosed with historic metal or wood fences.
- **Sidewalks and Walkways:** Sidewalks generally are concrete and separated from the street by a lawn buffer.
- **Driveways:** Driveways may be concrete or gravel.
- **Curbs:** Curbs are concrete with a curved profile.
- **Streets:** Streets generally are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Contemporary streetlights are mounted on metal poles.



Commercial buildings along New Braunfels Avenue, Government Hill Historic District.



Streetscape with consistent row of Folk Victorian houses, Government Hill Historic District. Note setbacks, fence, and sidewalk.

Healy-Murphy



District Description

The Healy-Murphy Historic District is located at the intersection of Nolan Street and Live Oak Street, just east of IH-37 and downtown San Antonio. The district includes the chapel, school, and community buildings associated with the Healy-Murphy Center. The center was founded in

1888 as the St. Peter Claver School and Church for African Americans. The original chapel is Gothic Revival in style, while the original school building is Italianate. The campus has expanded slowly over time, and buildings date from 1888 through 2011. Construction materials include brick, limestone, and stucco. Buildings are moderate in scale, rising two or three stories in height.

District Features

Natural Features

- **Topography:** The topography of Healy-Murphy is generally flat.
- **Water sources:** No water sources are located within the district.

District Layout

- **Boundary demarcations:** The Healy-Murphy Historic District does not include boundary demarcations.
- **Street Layout:** The district consists of an intersection, with a grid street pattern.
- **Thoroughfares:** Nolan Street is an east-west neighborhood thoroughfare, and IH-10 is located just west of the district.
- **Commercial Nodes:** The district includes no commercial activity.
- **Institutional Nodes:** The district is primarily institutional.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** The complex spreads over several large lots.
- **Lot shape:** Lots are generally rectangular.
- **Front setbacks:** The original school building and house on the south side of the street are set back with a front lawn, while the original chapel and newer community buildings on the north side are set forward flush with the lot line.
- **Side setbacks:** The original school and house on the south side of the street are freestanding, while the chapel and associated buildings on the north side are connected by party walls.
- **Walkway location:** A central walkway leads to the front door of the original school building.
- **Driveway location:** Driveways are not present.
- **Outbuildings:** A two-story garage/auxiliary building sits behind the chapel.

Landscape and Streetscape Features

- **Landscaped common areas:** No landscaped common areas are present.
- **Yards:** Grass front yards are present on the south side of the street.
- **Walls and Fences:** Front and rear yards are enclosed with metal fences.

- **Sidewalks and Walkways:** Sidewalks are concrete, located immediately adjacent to the street.
- **Driveways:** Driveways are not present.
- **Curbs:** Curbs are concrete with a curved profile. Curb heights are shallow.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Contemporary street lights are mounted on wooden poles.

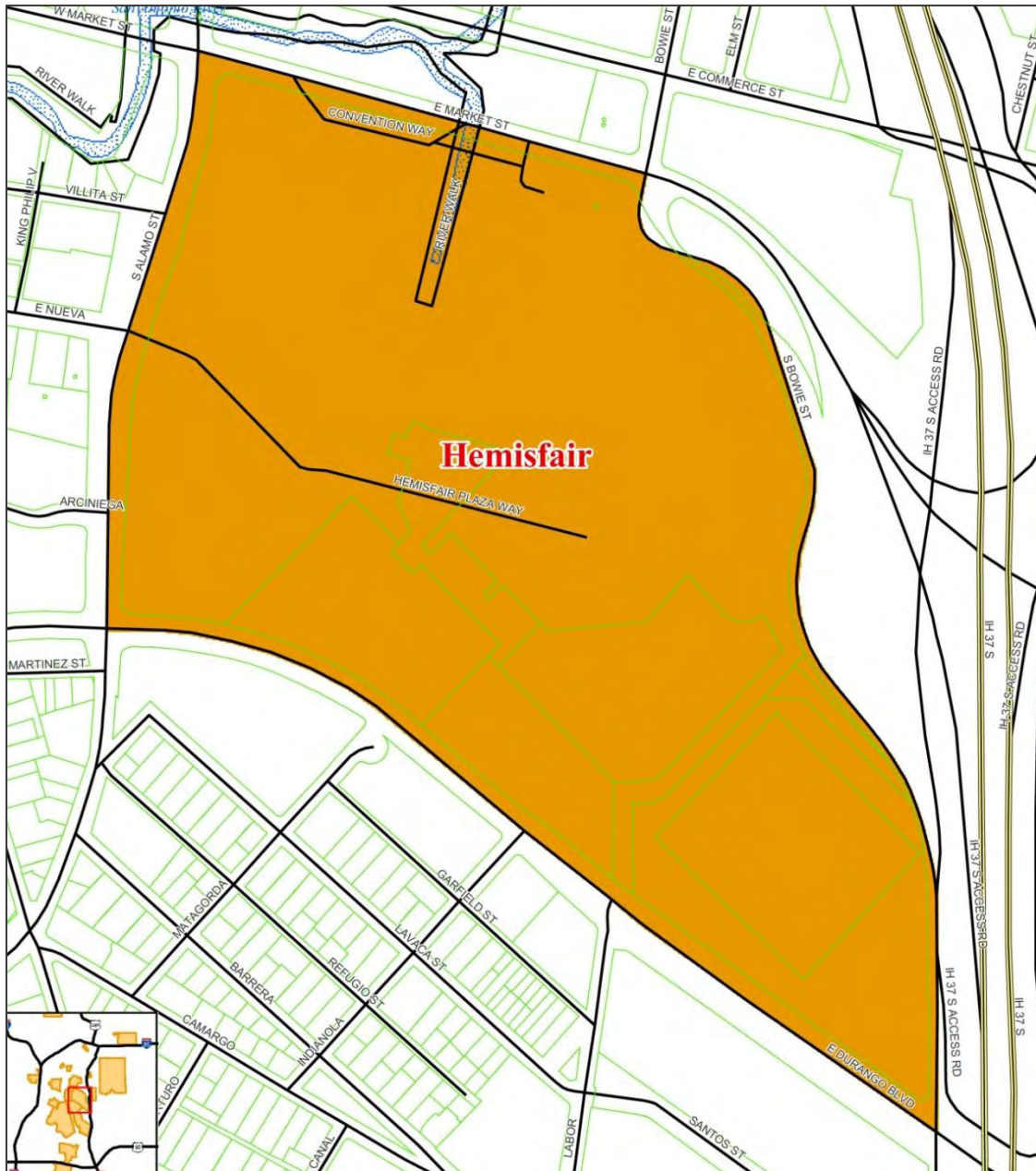


Chapel and contemporary school and community buildings, Healy-Murphy Historic District.



Original school building, Healy-Murphy Historic District.

HemisFair



District Description

The HemisFair Historic District is located on the southeastern edge of downtown San Antonio. The district encompasses the grounds of the “HemisFair ‘68” international exhibition. The area was settled from ca. 1718 through ca. 1890, and the original acequia that supplied irrigation for the Alamo remains, along with a number of nineteenth-century residential buildings, ranging in style from German Vernacular to Italianate to Romanesque Revival. However, the majority of the

preexisting buildings on the site were demolished ca. 1968 to make way for the construction of the 1960s Contemporary Style exhibition buildings, including the Tower of the Americas. As a result, the district is extremely diverse, with a wide variety of styles and construction materials, ranging in scale from tiny two-room vernacular buildings to the monumental 750-foot tall Tower of the Americas. The district is unified by a network of brick walkways, ornamental landscaping, and a series of fountains.

District Features

Natural Features

- **Topography:** The topography of HemisFair is generally flat.
- **Water sources:** No water natural water sources are located within the district, but it includes a manmade acequia dating from 1718 and a series of fountains dating from 1968.

District Layout

- **Boundary demarcations:** A decorative arched gateway at S. Alamo Street and E. Nueva Street marks the entrance to HemisFair.
- **Street Layout:** The historic street grid was largely demolished in 1968 and replaced with a series of walkways with a Y-shaped main axis and curvilinear auxiliary walkways. Only the alignment of historic Goliad Street remains today.
- **Thoroughfares:** S. Alamo Street runs to the west of the district, and IH-37 runs to the east.
- **Commercial Nodes:** Commercial activity is scattered throughout the district.
- **Institutional Nodes:** Today, institutional offices occupy a number of the 1968 exhibition pavilions.
- **Industrial Nodes:** No industry is present.



Recreation of the 1718 acequia, HemisFair Historic District.



HemisFair entrance gate on S. Alamo Street. Note extant nineteenth century residential buildings to the right and the Tower of the Americas beyond.



Fountains surrounding the Tower of the Americas, HemisFair Historic District.

Lot Layout

- **Lot size:** The district includes one large “super block” and is not subdivided into lots.
- **Lot shape:** N/A.
- **Front setbacks:** The nineteenth century buildings that remain in the district are set back from the street with landscaping in front. The 1968 buildings are scattered through the site.
- **Side setbacks:** The extant nineteenth century buildings are freestanding with consistent side setbacks. The 1968 buildings are set apart at a wide distance in order to enable a full view of their massive scale and organic building form.
- **Walkway location:** Walkways wind through the district at irregular locations.
- **Driveway location:** Driveways are not present.
- **Outbuildings:** Outbuildings are not present. Small-scale nineteenth century buildings have been utilized for auxiliary functions such as restrooms or storage.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas are present throughout the site. Notable areas include the open, paved plaza directly ahead of the entrance; the tree-covered playground adjacent to this plaza; and the series of fountains surrounding the Tower of the Americas.
- **Yards:** The remnants of yards are present surrounding the extant nineteenth century buildings, but they have been merged together.
- **Walls and Fences:** Retaining walls are present where necessary at grade changes and concrete walls or metal fences shield some parking areas, but otherwise the entire district is open and unfenced.
- **Sidewalks and Walkways:** Sidewalks along perimeter streets are concrete, but internal walkways are brick or aggregate.
- **Driveways:** A series of asphalt driveways lead from E. Cesar Chavez Boulevard to surface parking lots.
- **Curbs:** Curbs are concrete with a curved profile. Curb heights are shallow.
- **Streets:** Streets are asphalt.
- **Street markers:** No street markers are present within the district.
- **Bridges:** A number of small bridges or culverts are present over the acequia and fountains, but no substantial bridges are present.

- **Street lights:** Metal street lamps painted green are present in the vicinity of nineteenth-century buildings. A variety of contemporary lights surround the 1968 buildings, including mushroom-shaped black metal lights.

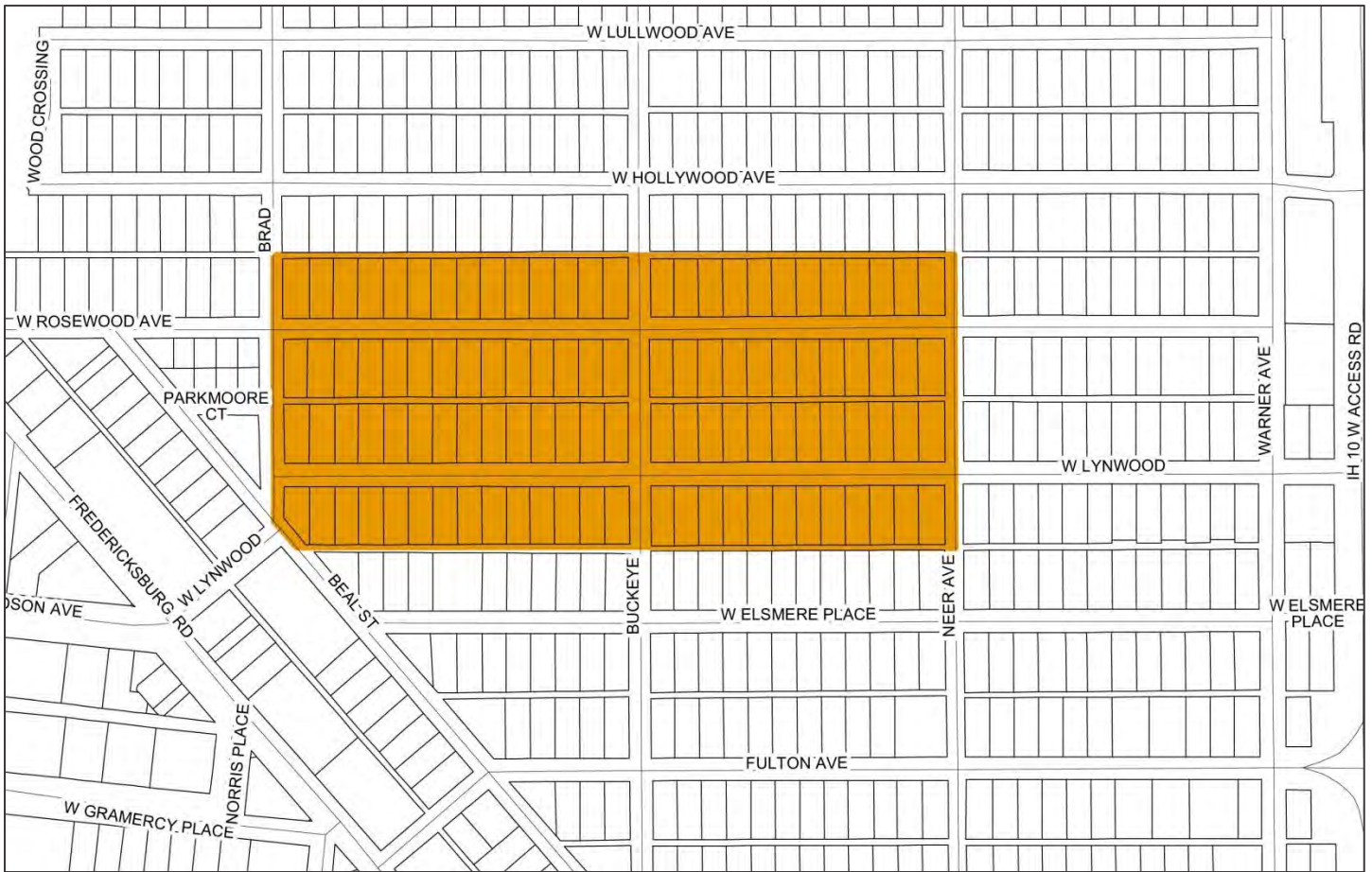


Streetscape with nineteenth century residential buildings along historic Goliad Street, HemisFair Historic District. Note brick paving and street lamps.



View of a 1968 exhibition pavilion with contemporary mushroom-shaped black metal street lighting.

Keystone Park



District Description

Keystone Park is a small historic district located in north/northwest San Antonio, just east of the Monticello Park Historic District. The neighborhood includes a total of four city blocks along W. Rosewood Avenue and W. Lynwood Avenue. The neighborhood was platted by George Clifton ca. 1910, but the houses in the neighborhood were not constructed until the 1920s. The neighborhood was developed by L.E. Fite, who was responsible for 29 subdivisions throughout San Antonio. The neighborhood is a cohesive example of a single-family residential development from the 1920s. Most of the houses reflect Tudor Revival Style architectural details. Wood siding, asbestos shingle siding, and stucco are the most common exterior building materials. The houses are all one-story in height and similar in size and scale.



Tudor Revival Style bungalow, Keystone Park Historic District.

District Features

Natural Features

- **Topography:** The topography of Keystone Park is generally flat.
- **Water sources:** No water sources are located within the district.

District Layout

- **Boundary demarcations:** The Keystone Park Historic District does not include boundary demarcations, but does include historic street signs.
- **Street Layout:** The street pattern generally follows a grid, although the district is clipped at the southwest corner, where the grid shifts by 45 degrees.
- **Thoroughfares:** Fredericksburg Road is located just west of the district, and IH-10 is located just east.
- **Commercial Nodes:** The district is exclusively residential and includes no commercial activity.
- **Institutional Nodes:** The district includes no institutions.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** Lots are consistently sized.
- **Lot shape:** Lots are generally rectangular.
- **Front setbacks:** Houses are consistently set back with a front yard.
- **Side setbacks:** Houses are freestanding and consistently set apart from their neighbors.
- **Walkway location:** A central walkway leads from the street to the front door of each house in a straight path.
- **Driveway location:** Driveways are typically located west of the associated house.
- **Outbuildings:** One-story detached garages are located in the rear yard, accessed both via the driveway and via a rear alley.

Landscape and Streetscape Features

- **Landscaped common areas:** No landscaped common areas are present.
- **Yards:** Grass front yards are present. Many yards have a shallow berm sloping toward the street.
- **Walls and Fences:** Front yards are open, but back yards are enclosed with wood or metal fences.
- **Sidewalks and Walkways:** Sidewalks are concrete, separated from the street by a buffer of lawn.

- **Driveways:** Driveways are typically west of the associated house. Most include two concrete runners with a central median of grass.
- **Curbs:** Curbs are concrete with an angular profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Contemporary street lights are mounted on wooden poles.

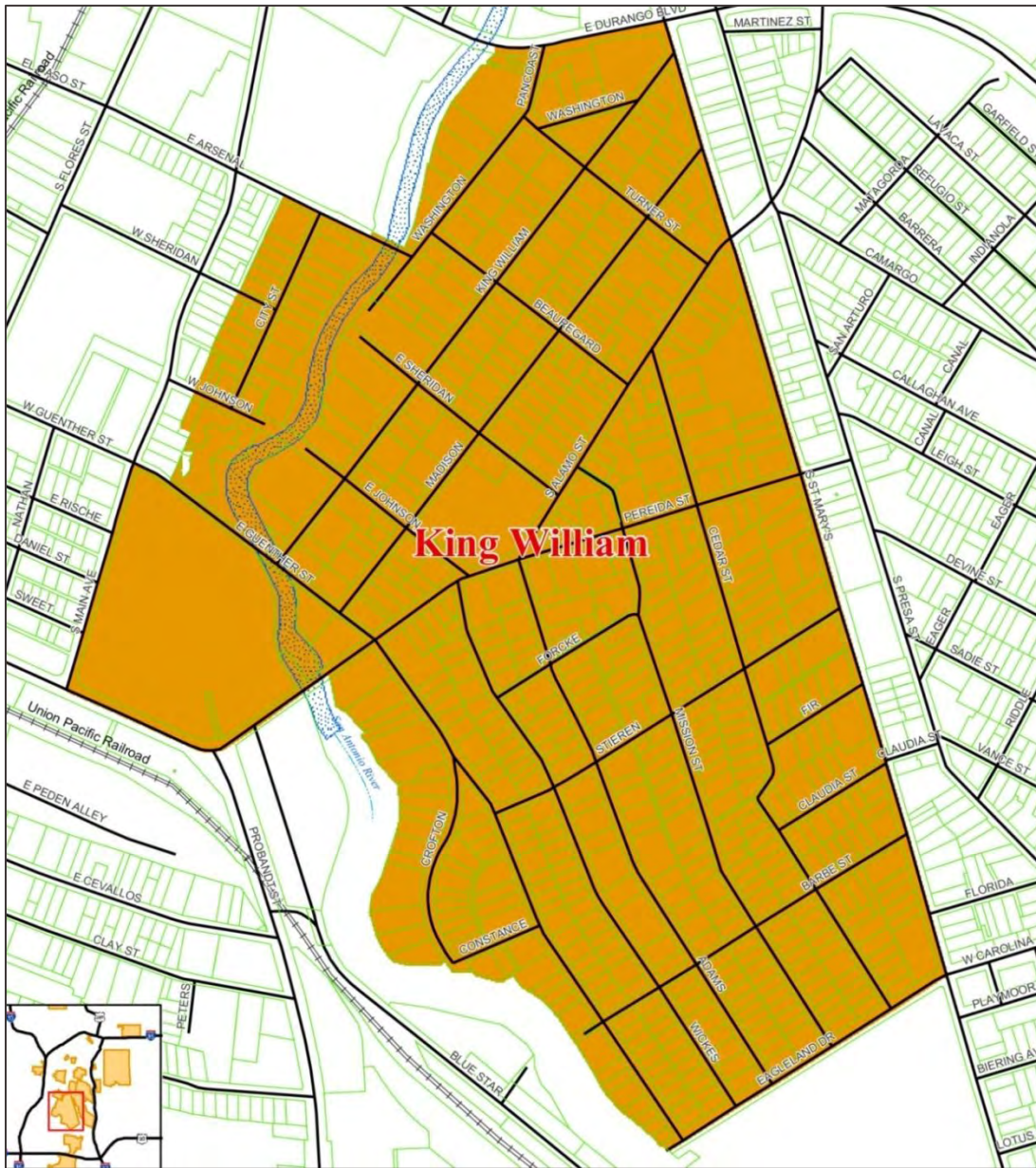


Streetscape view, Keystone Park Historic District. Note the Tudor Revival architecture and the consistent scale of the houses.



Streetscape view, Keystone Park Historic District. Note the consistent setbacks, the berms in the front lawns, and the buffer of grass between the street and sidewalk.

King William



District Description

The King William Historic District is located south of downtown San Antonio, along the east bank of the San Antonio River. The area served as farmland for the Alamo during the eighteenth century. In the 1860s, the northern portion of the district (between the river and S. Alamo Street) was subdivided and began to be developed by German immigrants. Some small-scale German Vernacular Style houses dating from the mid-nineteenth century are extant in the district today. The houses built in the late nineteenth century were large in scale and designed to

reflect the variety of architectural revivals that were stylish at the time, such as Italianate, French Eclectic, and Classical Revival. Most houses were brick or stone masonry. In the late nineteenth and early twentieth centuries, the district expanded to the south. Houses in the southern portion were smaller in scale and primarily constructed of wood, with Folk Victorian or, later, Craftsman stylistic influences. Because the neighborhood developed over such a prolonged period of time, it includes excellent examples of a wide variety of architectural styles and construction methods.

District Features

Natural Features

- **Topography:** The topography of King William slopes downward to the west, toward the San Antonio River.
- **Water sources:** The San Antonio River forms the western boundary of the district.

District Layout

- **Boundary demarcations:** King William does not include gates or markers denoting its boundaries, but it does include historic street signs, and the river makes a distinct natural boundary.
- **Street Layout:** The streets follow an irregular grid pattern; in the northern portion of the district, the grid is shifted to the northeast; in the southern section, the grid is shifted to the northwest.
- **Thoroughfares:** S. Alamo Street is a major northeast-southwest thoroughfare, while S. St. Mary's Street is a major north-south thoroughfare.
- **Commercial Nodes:** Commercial activity is located along both S. St. Mary's Street and S. Alamo Street.
- **Institutional Nodes:** Bonham Elementary School is located on S. St. Mary's Street, between S. Alamo Street and Pereida Street, and the San Antonio Mennonite Church is located in the southeastern corner of the district, at the intersection of S. St. Mary's Street and Eagleland Drive. Brackenridge High School is located just south of the district.
- **Industrial Nodes:** No industry is located within the district boundaries, but industrial facilities line the railroad tracks located across the river from the district. The Guenther Mill (today Pioneer Mill), located just west of the district, was founded on the site in 1859 and was integrally related to the development of the King William Historic District.

Lot Layout

- **Lot size:** In the northern portion of the district, lots vary in size. Due to the irregular path of the river, some lots fronting the river are quite deep, while others are quite small. In some instances, several lots were consolidated to accommodate a large house. In the southern part of the district, lots are more modestly and consistently sized.
- **Lot shape:** Lots are generally rectangular but vary in response to the irregular street grid and the river.
- **Front setbacks:** Front setbacks in the northern portion of the district are inconsistent, although most houses are set back from the street with a front yard.

In the commercial areas along S. St. Mary's Street and S. Alamo Street, buildings are set forward flush with the lot line. In the southern portion of the district, houses are consistently set back behind a front yard.

- **Side setbacks:** Buildings generally are freestanding, with varying setbacks from their neighbors. Some commercial buildings share party walls with their neighbors.
- **Walkway location:** Many residential properties include a walkway at the center of the front yard.
- **Driveway location:** Most lots include driveways, but their locations vary.
- **Outbuildings:** Outbuildings may be accessed via driveways or side streets. Some alleys are present in the southern portion of the district. Outbuildings vary widely in scale and construction materials, but the scale and materials generally complement the associated main house. Some large, elaborate houses include large garage apartments with architectural detailing, while most modest houses include only a one-car detached garage with little detailing.



Streetscape view, northern portion of the King William Historic District. Note the varied scale.



Streetscape view, southern portion of the King William Historic District. Note the consistent scale and setbacks.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas include the River Walk; the trail and park along the river; and the triangular median park at the intersection of Turner, Washington, and King William Streets.
- **Yards:** Most residential properties include front yards.
- **Walls and Fences:** Many front yards are enclosed with historic wood or metal fences, or with stone or brick walls.
- **Sidewalks and Walkways:** Sidewalks are inconsistent from block to block, but, where present, generally are concrete or brick and separated from the street by a landscaped buffer.
- **Driveways:** Driveways are inconsistent throughout the district.
- **Curbs:** Curbs are not consistent throughout the district.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** Historic bridges crossing the San Antonio River are located west of the district on E. Arsenal Street, E. Guenther Street, and S. Alamo Street.
- **Street lights:** Historic metal street lamps painted green are supplemented by contemporary street lights mounted on wood poles.



Wood fence, King William Historic District.



Stone wall with wrought iron detail, King William Historic District.

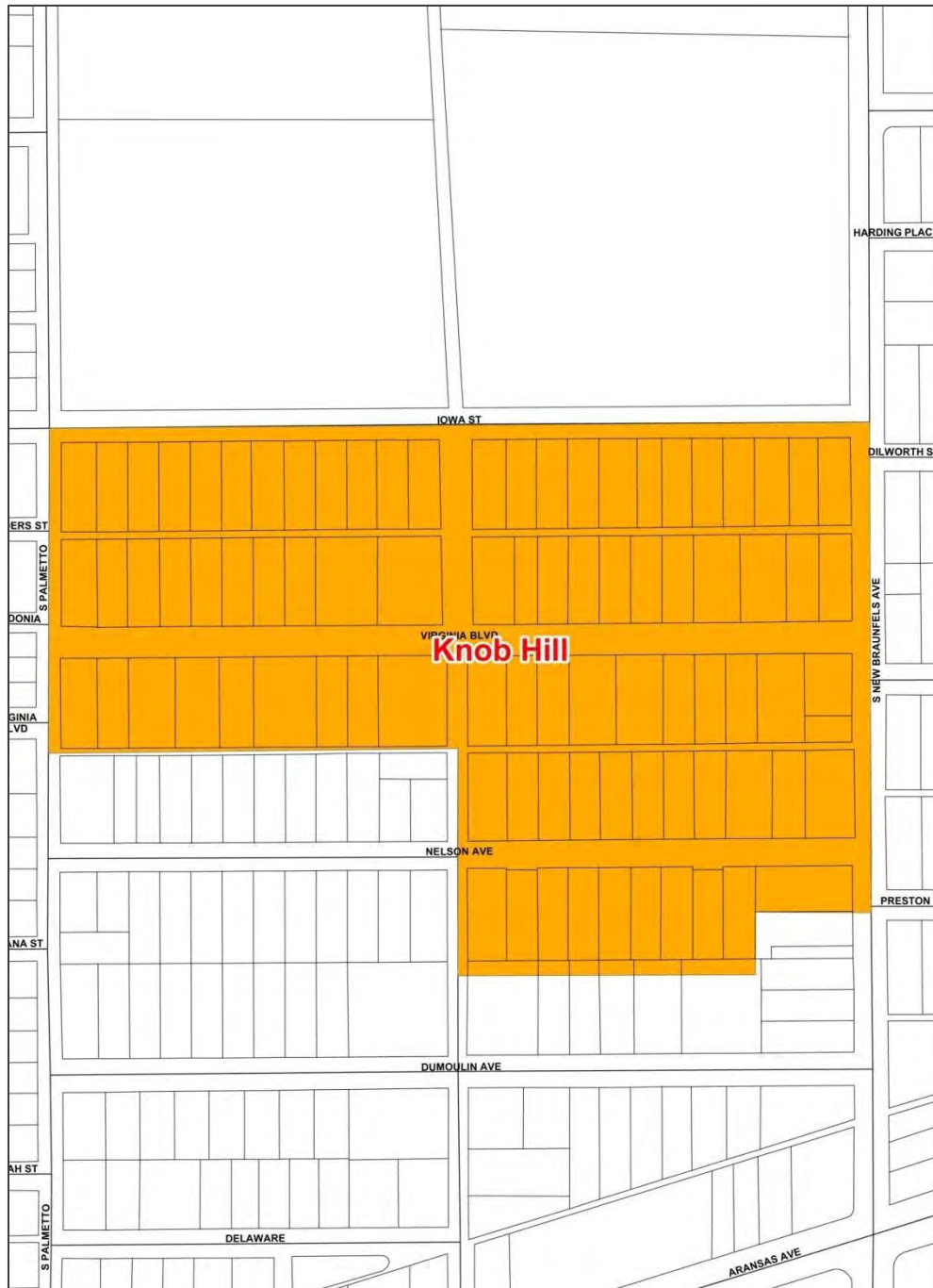


Triangular median park, King William Historic District. Note the metal street lamp.



Sidewalk detail, King William Historic District. Note the line of consistently spaced street trees between the sidewalk and the street.

Knob Hill



District Description

The Knob Hill Historic District is located southeast of downtown San Antonio. The small district includes five blocks. The area was part of a large tract of land associated with the estate of John Bowen and his descendants until 1909. In 1910, the land was subdivided for residential development. The bulk of the houses in the district were

constructed between 1910 and 1935. Typical for the era, most houses have a bungalow or four-square form with Craftsman or Classical Revival architectural detailing. Wood is the predominant exterior building material. Most of the district includes a consistent, one-story character, with larger, two-story houses clustered at the eastern edge of the district, along S. New Braunfels Avenue.

District Features

Natural Features

- **Topography:** Knob Hill is located atop a hill that slopes downward toward the north and west.
- **Water sources:** No water sources are located within the district.

District Layout

- **Boundary demarcations:** The Knob Hill Historic District does not include boundary demarcations, but it does include historic street signs.
- **Street Layout:** The streets form a regular grid pattern.
- **Thoroughfares:** Iowa Street is located along the district's northern boundary, and S. New Braunfels Avenue is located along the eastern boundary.
- **Commercial Nodes:** The district is exclusively residential, with no commercial activity.
- **Institutional Nodes:** St. Gerard Catholic High School is located immediately north of the district.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** Most residential lots are consistently sized.
- **Lot shape:** Lots are rectangular.
- **Front setbacks:** Houses are uniformly set back from the street with a front lawn.
- **Side setbacks:** Houses are freestanding and uniformly spaced.
- **Walkway location:** Walkways are located at the center of the lot, leading from the sidewalk to the front door in a straight path.
- **Driveway location:** Driveways are located to the west of the house – with a few exceptions – and lead from the street toward the rear yard in a straight path.
- **Outbuildings:** Most houses have detached one- or two-car garages, located in the rear yard.

Landscape and Streetscape Features

- **Landscaped common areas:** No landscaped common areas are present within the district boundaries, but Pittman-Sullivan Park is located just north of the district boundaries.
- **Yards:** All properties include front yards. In some locations, front yards include a steep berm to negotiate the topography.
- **Walls and Fences:** Front yards are open, but rear yards are enclosed with metal or wood fences.

- **Sidewalks and Walkways:** Sidewalks and walkways are concrete. Sidewalks are separated from the street by a buffer of lawn. Some walkways have steps to negotiate the slope of the berm in the yard.
- **Driveways:** Driveways typically are concrete, often with two concrete runners and a center median of grass.
- **Curbs:** Curbs are shallow and concrete with an angular profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Contemporary street lights are mounted on wooden poles.

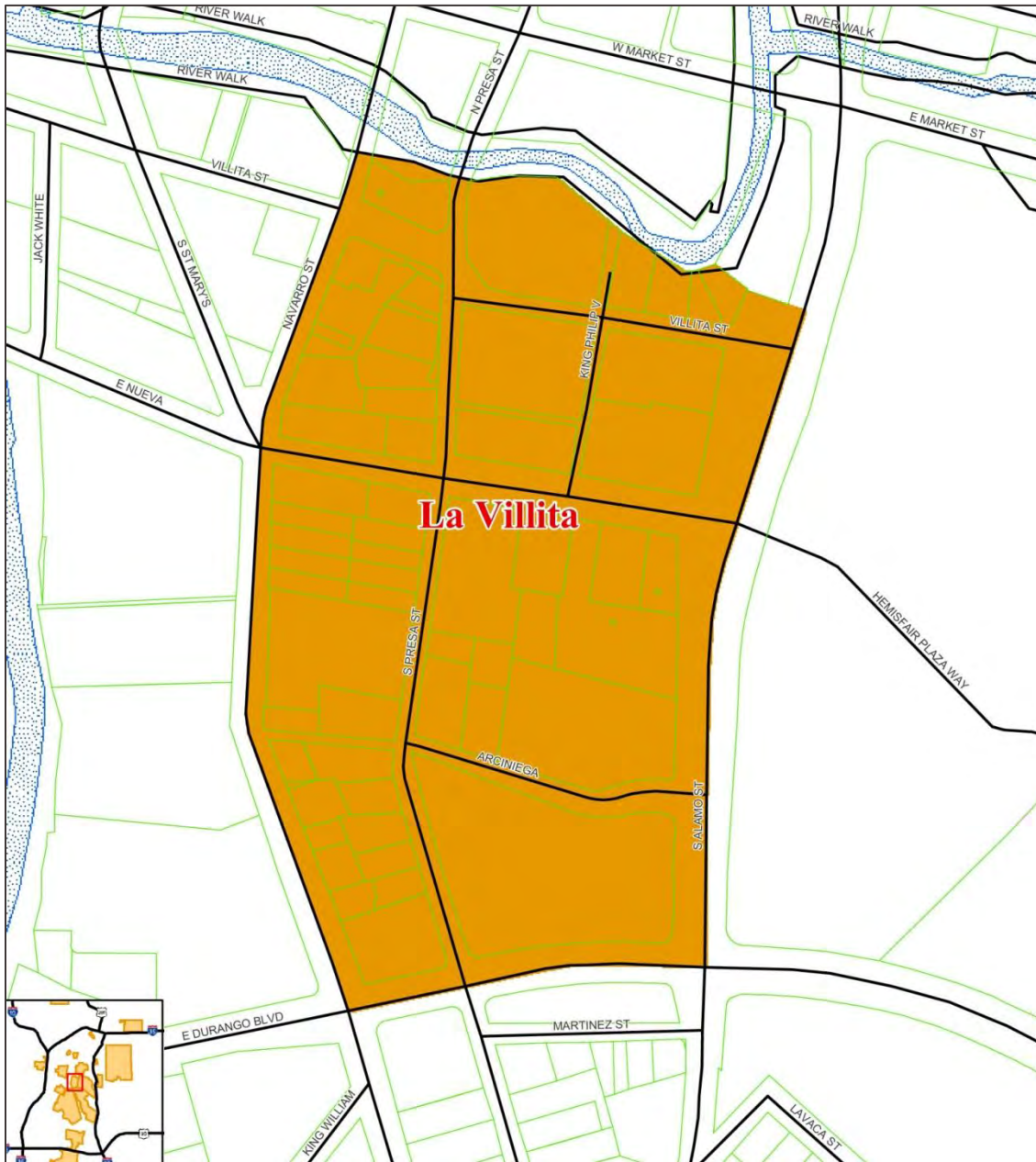


Craftsman Bungalow, Knob Hill Historic District. Note the slope of the lawn and the walkway.



Classical Revival four-square house, Knob Hill Historic District.

La Villita



District Description

The area known as La Villita, located south of the River Walk in downtown San Antonio, initially was settled ca. 1722. The area grew over the next century and, by the 1840s, was home to a diverse array of Spanish, Mexican, Anglo-American, German, French, and Swiss settlers. Examples of a number of different traditions of vernacular architecture survive in the district today. During the late 1930s, the district was adapted into a center for teaching regional arts and crafts – an effort supported by San

Antonio architect O'Neil Ford. In the 1950s, O'Neil Ford created a Modern design for the Villita Assembly Building, which replaced a power station that was located along the River Walk. The buildings within La Villita vary greatly in their scale, style, and construction materials, but they illustrate the evolution of San Antonio, from its earliest settlement in the eighteenth century into the twentieth century. Today, City of San Antonio owns the La Villita Historic Arts Village (north of E. Nueva Street), which continues to operate as a center for training local artisans and as a marketplace for their works.

District Features

Natural Features

- **Topography:** The topography of La Villita is generally flat, but steep, man-made retaining walls drop down to the River Walk at the northern boundary of the district.
- **Water sources:** The River Walk forms the northern boundary of the district.

District Layout

- **Boundary demarcations:** A plaza, stone wall, and entrance gate mark the entrance into La Villita from the east. The River Walk marks the northern boundary.
- **Street Layout:** Streets within the district are pedestrian-only. The streets follow an irregular grid pattern; with a number of jags and dead ends.
- **Thoroughfares:** S. Alamo Street is a major north-south thoroughfare along the district's eastern boundary.
- **Commercial Nodes:** Commercial activity is scattered throughout the district.
- **Institutional Nodes:** The Villita Assembly Building, Arneson River Theater, and the Little Church of La Villita are located at the northern edge of the district.
- **Industrial Nodes:** No industry is present today.

Lot Layout

- **Lot size:** Lot sizes are highly irregular. Many lots have been merged to accommodate contemporary development.
- **Lot shape:** Lot shapes are highly irregular.
- **Front setbacks:** Front setbacks are not consistent. Many buildings are set forward flush with the lot line, while others are set back slightly with landscaping or plazas in front.
- **Side setbacks:** Side setbacks are irregular. Many properties are freestanding, while others share party walls.
- **Walkway location:** Walkways within lots are not typical.
- **Driveway location:** Driveways are not typical.
- **Outbuildings:** Few outbuildings are extant within the district today.



Perimeter wall, S. Alamo St. at E. Nueva Street, La Villita Historic District.



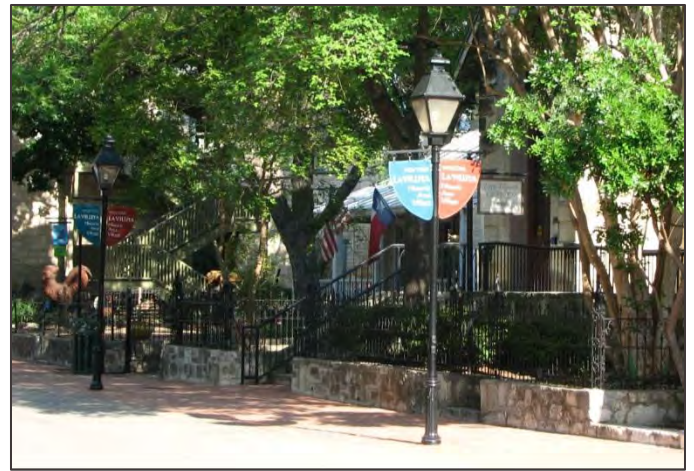
Villita Assembly Building, designed by architect O'Neil Ford, completed in 1959, La Villita Historic District.



Streetscape view, La Villita Historic Arts Village.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped plazas and common areas are located throughout the district, including La Villita Park at S. Alamo Street and E. Nueva Street.
- **Yards:** Although many of the properties historically included rear yards, yards are not present today.
- **Walls and Fences:** Stone perimeter walls, stone retaining walls, and wrought iron fences are present.
- **Sidewalks and Walkways:** Sidewalks are generally brick or concrete and are located immediately adjacent to the street.
- **Driveways:** Driveways are not typical.
- **Curbs:** Curbs are not present within the La Villita Historic Arts Village in the northern portion of the Historic District. Along city streets, curbs are concrete with a curved profile.
- **Streets:** Streets within the La Villita Historic Arts Village are brick, stone, or asphalt, while city streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present within the district, but an arched stone bridge over the River Walk is present at the Arneson River Theater, just north of the district.
- **Street lights:** Metal street lamps are present within the La Villita Historic Arts Village, while contemporary street lights mounted on wood poles are present on city streets.



Stone retaining walls and wrought iron fencing, La Villita Historic Arts Village.



Examples of street paving, sidewalk paving, and street lamps within the La Villita Historic Arts Village.

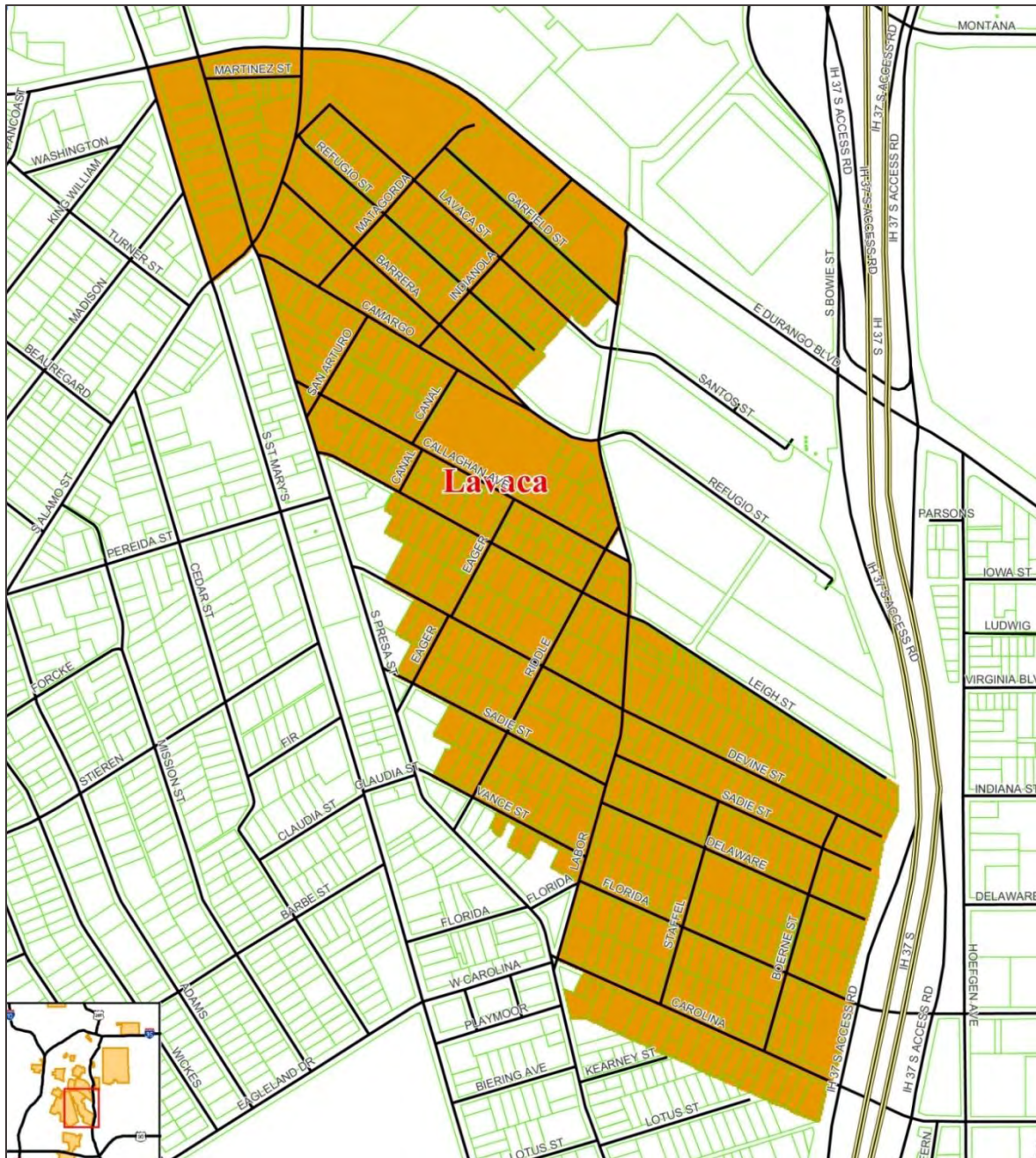


View from La Villita Park toward the Tower of the Americas.



Arneson River Theater and bridge, north of the La Villita Historic District.

Lavaca



District Description

The Lavaca Historic District is located south of downtown San Antonio, just east of the King William Historic District. The area served as farmland for the Alamo during the eighteenth century. Although the oldest residential construction in the district dates from before the 1850s, the majority of the construction occurred in the late nineteenth century. A number of excellent examples of the Folk Victorian, and Queen Anne architectural styles are

found in the neighborhood. The district's development stretched into the mid-twentieth century, and examples of the Craftsman Style are present as well. The overall character of the district is very diverse, with a wide range of building materials and differing scales of buildings, and few consistent landscape or streetscape features.

District Features

Natural Features

- **Topography:** The topography of the Lavaca Historic District is generally flat.
- **Water sources:** No natural water sources are present. Historically, the area was irrigated by acequias, remnants of which influence the street network today.

District Layout

- **Boundary demarcations:** Lavaca does not include gates or markers denoting its boundaries, but IH-37 forms a distinct boundary to the east.
- **Street Layout:** The streets follow an irregular grid pattern, with shifts in the grid responding to the course of the historic acequia.
- **Thoroughfares:** S. Presa and S. Saint Mary's are major thoroughfares to the west of the district, and IH-37 is a major thoroughfare to the east.
- **Commercial Nodes:** A commercial node is located along S. Alamo Street, at the intersections with S. Saint Mary's Street and S. Presa Street.
- **Institutional Nodes:** Herff Elementary School is found in the northern portion of the district.
- **Industrial Nodes:** No industry is located within the district.

Lot Layout

- **Lot size:** Lots are consistently sized.
- **Lot shape:** Lots are generally rectangular, with a narrow street frontage.
- **Front setbacks:** Front setbacks are generally consistent within each block, although some blocks have much deeper setbacks than others.
- **Side setbacks:** Residential buildings generally are freestanding, with varying setbacks from their neighbors. Some commercial buildings share party walls with their neighbors.
- **Walkway location:** Many residential properties include a walkway at the center of the front yard.
- **Driveway location:** Driveway locations are irregular – some blocks feature a consistent pattern of driveways to one side of the house, while others lack driveways altogether.
- **Outbuildings:** Outbuildings are typically small-scale garages or sheds, set at the rear of the lot.



Folk Victorian Style house, Lavaca Historic District.



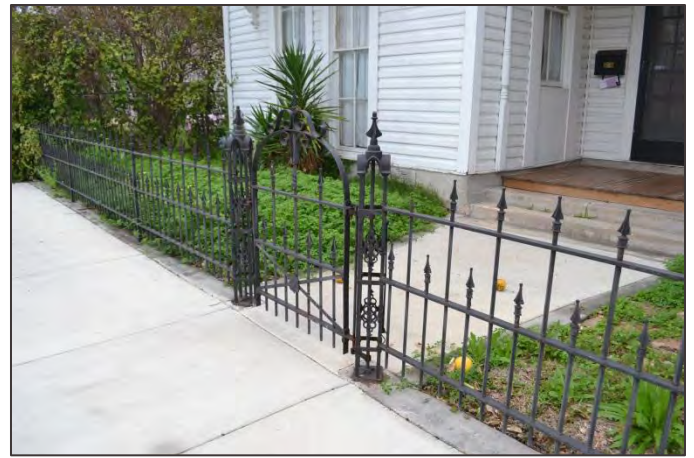
Commercial node, Lavaca Historic District.



Small-scale outbuilding, Lavaca Historic District.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas are not typical of the district, although triangular medians are found at three-way intersections.
- **Yards:** Most residential properties include front yards, many of which are fenced. Dense vegetation in the front yard is found in many examples.
- **Walls and Fences:** Many front yards are enclosed with historic wood or metal fences.
- **Sidewalks and Walkways:** Sidewalks are inconsistent from block to block, but, where present, generally are concrete or brick and separated from the street by a landscaped buffer.
- **Driveways:** Driveways are inconsistent throughout the district.
- **Curbs:** Curbs are not consistent throughout the district.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** There are no bridges within the district.
- **Street lights:** Historic metal street lamps painted green are supplemented by contemporary street lights mounted on wood poles.



Historic wrought iron fence, Lavaca Historic District.

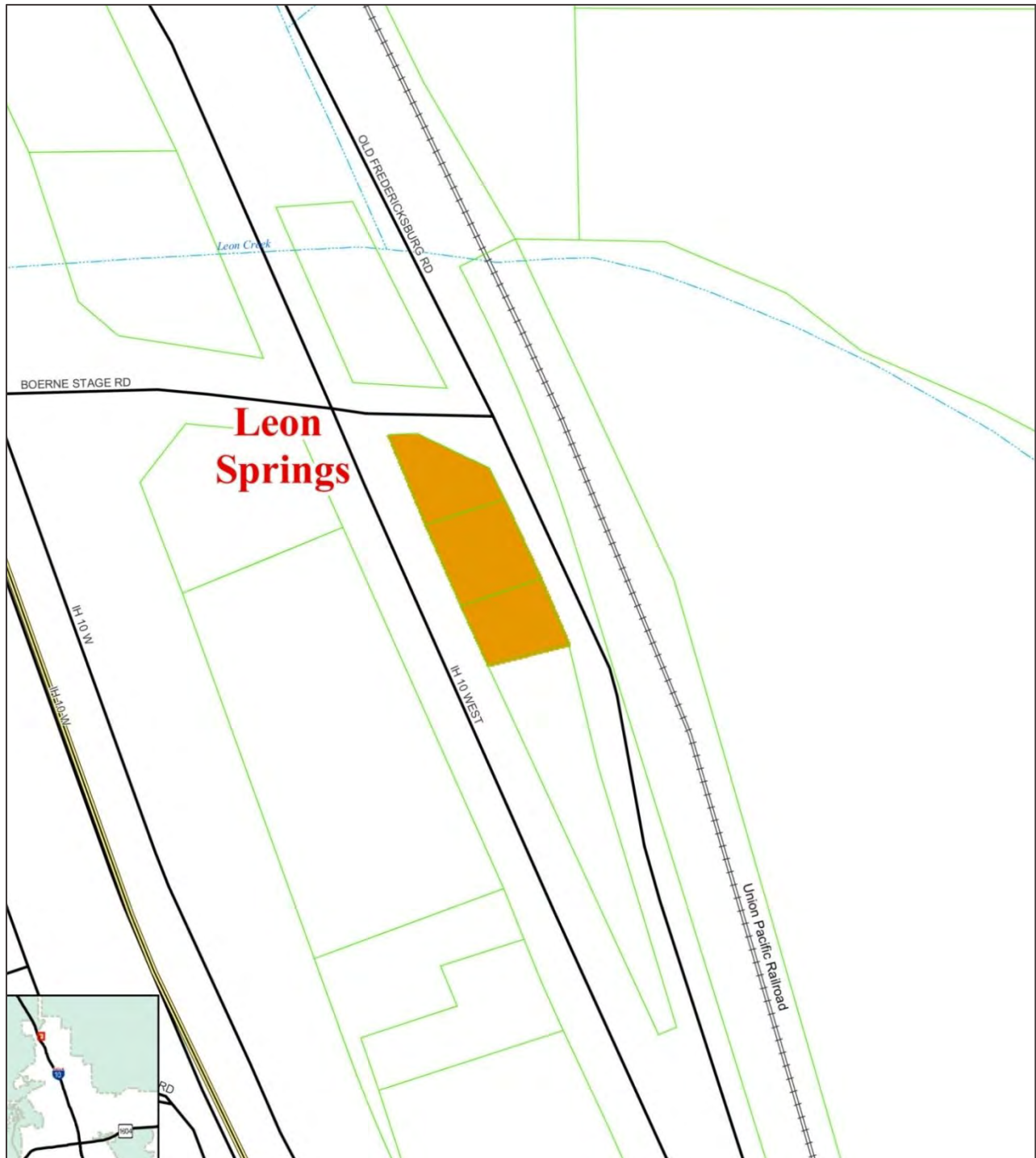


Streetscape with wood fence, Lavaca Historic District. Note the sidewalk buffer with consistently spaced street trees.



Triangular median with faux bois bus shelter, Lavaca Historic District.

Leon Springs



District Description

Leon Springs is a small historic district consisting of three lots between IH-10 and the Union Pacific Railroad on the northern edge of San Antonio. The district was developed from the 1850s through the 1870s as a stagecoach stop on

the route between San Antonio and Boerne. Buildings included a house/store, a dogtrot cabin, and the Aue Stagecoach Inn. The buildings all were constructed of stone and logs using German Vernacular construction methods. Today, the settlement is surrounded by contemporary highway commercial development.

District Features

Natural Features

- **Topography:** The topography of Leon Springs is generally flat.
- **Water sources:** No water sources are located within the district.

District Layout

- **Boundary demarcations:** The Union Pacific Railroad forms a distinct boundary to the east.
- **Street Layout:** The district consists of a single north-south street.
- **Thoroughfares:** IH-10 is a major thoroughfare to the west of the district.
- **Commercial Nodes:** The district is surrounded by contemporary highway commercial development.
- **Institutional Nodes:** No institutions are present.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** The three large lots are consistently sized.
- **Lot shape:** Two of the lots are roughly square, while the third is roughly triangular.
- **Front setbacks:** The buildings are set back from the street; the historic yard is now a gravel parking lot.
- **Side setbacks:** The buildings historically were freestanding and clustered together at irregular intervals, but today they have been adjoined by additions.
- **Walkway location:** Walkways are not present.
- **Driveway location:** Driveways are not present.
- **Outbuildings:** Outbuildings are not present.

Landscape and Streetscape Features

- **Landscaped common areas:** No landscaped common areas are present.
- **Yards:** No yards are present today.
- **Walls and Fences:** Front yards are open, but rear yards are enclosed with metal or wood fences.
- **Walls and Fences:** A barbed wire fence with cedar stakes surrounds the complex.
- **Sidewalks and Walkways:** No sidewalks or walkways are present.
- **Driveways:** Driveways are not present.
- **Curbs:** No curbs are present.

- **Streets:** Streets are asphalt.
- **Street markers:** No street markers are present.
- **Bridges:** There are no bridges within the district.
- **Street lights:** Contemporary street lights are mounted on metal poles.

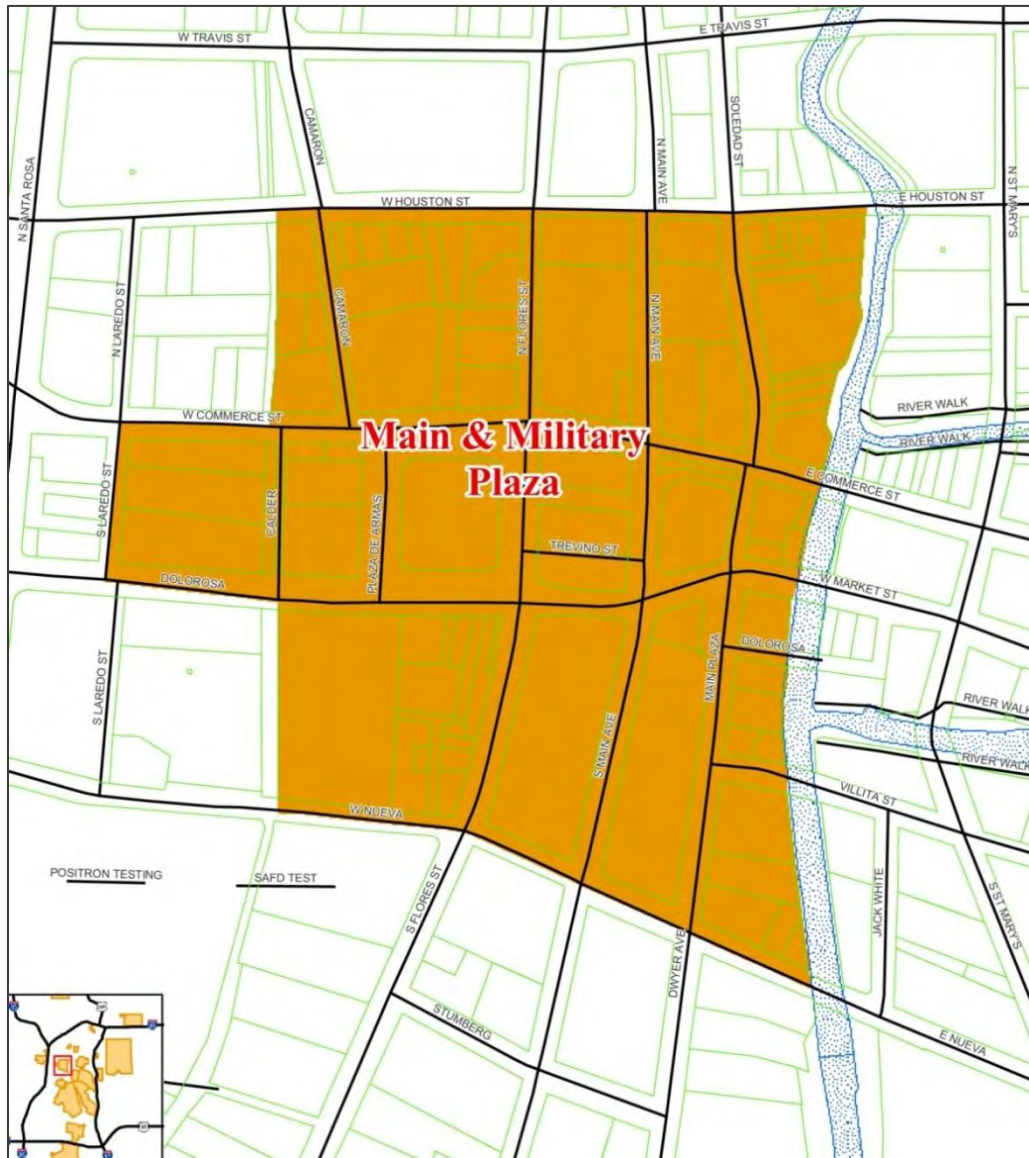


Roadhouse, Leon Springs Historic District. Note that the one-story addition at the left is non-historic.



Stone house, Leon Springs Historic District. Note that the one-story addition at the right is non-historic.

Main and Military Plaza



District Description

The Main and Military Plaza Historic District is located at the core of downtown San Antonio, on the west bank of the San Antonio River. Military Plaza was established in 1722 as a parade ground for Spanish soldiers, and a small development emerged around it. Main Plaza was established as a market square slightly east of Military Plaza in 1731. The Spanish Governor's Palace was built on the western edge of Military Plaza in 1749, using Spanish Vernacular building traditions. The oldest portion of the church that would become the San Fernando Cathedral was constructed on the western face of Main Plaza (between Main Plaza and Military Plaza) from 1731

through 1755. From 1868 through 1873, the new portion of San Fernando Cathedral was built to the east of the old church, in the Gothic Revival Style. In 1882, Bexar County constructed a Romanesque Revival Style courthouse on the southern face of Main Plaza. From 1888 through 1891, the City of San Antonio constructed a Renaissance Revival Style city hall (modified in the 1920s) at the center of Military Plaza. Throughout the history of the district commercial buildings were located around the two plazas. The commercial buildings extant today date from the late nineteenth century to the early twenty-first century. Because of the extended period of development, buildings in the district vary greatly in style, materials and scale, ranging from one-story structures to skyscrapers.

District Features

Natural Features

- **Topography:** The topography of Main and Military Plaza is generally flat, with steep manmade retaining walls at the banks of the San Antonio River.
- **Water sources:** The San Antonio River runs along the eastern edge of the district.

District Layout

- **Boundary demarcations:** The river forms a natural boundary at the east of the district, but boundaries are not marked by signs or gates.
- **Street Layout:** The streets follow an irregular grid that curves slightly in response to the river. The Main Plaza and Military Plaza interrupt the street grid and the center of the district.
- **Thoroughfares:** W. Commerce Street is a major east-west thoroughfare.
- **Commercial Nodes:** Commerce is interspersed throughout the district. On-street parking is very limited; parking is available in parking garages or surface lots on sites where historic buildings have been demolished.
- **Institutional Nodes:** The San Fernando Cathedral, Bexar County Courthouse, and San Antonio City Hall all are located at the center of the district.
- **Industrial Nodes:** No industry is extant within the district today.



View looking northwest across Main Plaza showing the San Fernando Cathedral and Municipal Plaza Building.



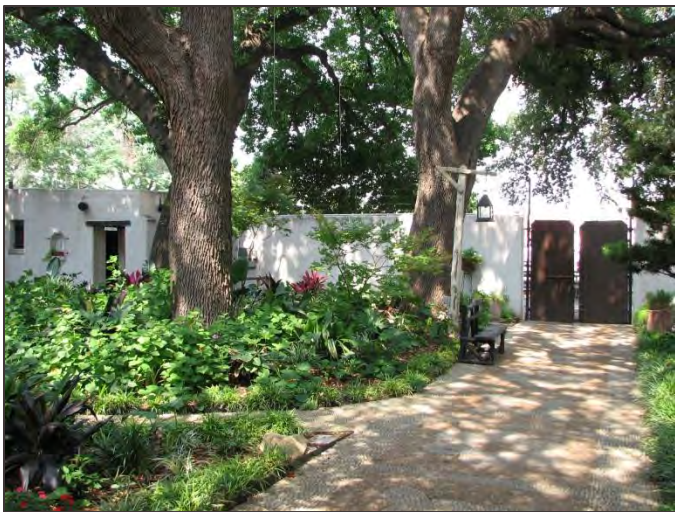
Romanesque Revival Style Bexar County Courthouse, Main and Military Plaza Historic District.



View looking southwest across Military Plaza, showing City Hall at the center and the Spanish Governor's Palace to the right.



Landscaping, Main Plaza, Main and Military Plaza Historic District.



Landscaping and perimeter walls, Spanish Governor's Palace, Main and Military Plaza Historic District.



Streetscape view showing sidewalks, brick paving, historic street lighting, and historic painted sign along Dolorosa, Main and Military Plaza Historic District.

Lot Layout

- **Lot size:** Lot sizes vary greatly.
- **Lot shape:** Lots are generally rectangular
- **Front setbacks:** Most buildings are set forward flush with the lot line. The cathedral, courthouse, and City Hall are set back behind plazas.
- **Side setbacks:** Many buildings are constructed immediately adjacent to their neighbors with shared party walls.
- **Walkway location:** Without front setbacks, walkways are not necessary.
- **Driveway location:** Driveways are not common within the district.
- **Outbuildings:** The district does not include associated outbuildings.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas are found along the river, in Main Plaza, and in the plazas surrounding the courthouse and City Hall.
- **Yards:** Yards are not found within the district.
- **Walls and Fences:** A stucco wall surrounds the Spanish Governor's Palace, but walls and fences are not typical.
- **Sidewalks and Walkways:** Sidewalks are paved with concrete or stone and are located immediately adjacent to the street.
- **Driveways:** Driveways are not common.
- **Curbs:** Curbs are typically concrete, with a shallow angular profile.
- **Streets:** Streets generally are asphalt or brick.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are located within the district, but a number of bridges over the San Antonio River are just east of the district.
- **Street lights:** Decorative historic metal streetlamps are supplemented by contemporary metal streetlight.

District Features

Natural Features

- **Topography:** The topography of the Mission District slopes gently toward the San Antonio River.
- **Water sources:** The San Antonio River flows through the district, connecting the four missions. A system of manmade acequias is present as well.

District Layout

- **Boundary demarcations:** No boundary demarcations are present.
- **Street Layout:** The streets are curvilinear and irregular, following the river and acequias.
- **Thoroughfares:** Mission Road and Roosevelt Avenue are the main north-south thoroughfares through the district.
- **Commercial Nodes:** Small-scale commerce is scattered along Mission Road near IH-10.
- **Institutional Nodes:** The missions form institutional nodes interspersed throughout the district.
- **Industrial Nodes:** The historic Mission Road Power Plant is located north of IH-10, along the Union Pacific Railroad. The former Lone Star Brewery also is located at the northern end of the district.

Lot Layout

- **Lot size:** Lot sizes are varied.
- **Lot shape:** Lot shapes vary. Some lots are irregular to accommodate the river, while others are platted as regular rectangles.
- **Front setbacks:** Front setbacks vary greatly. The missions are set back behind wide open spaces, residences are set back behind modest front yards, and mid-twentieth century commercial buildings are set back behind surface parking lots.
- **Side setbacks:** Buildings are generally freestanding, with varied side setbacks.
- **Walkway location:** Some residential properties include a walkway at the center of the front yard.
- **Driveway location:** Driveway locations are irregular – some blocks feature a consistent pattern of driveways to one side of the house, while others lack driveways altogether.
- **Outbuildings:** The missions include a variety of outbuildings, such as auxiliary quarters, administrative buildings, and wells. Residential outbuildings are typically small-scale garages or sheds, set at the rear of the lot.



View of open space in front of Mission Concepcion, Mission Historic District.



Streetscape view, twentieth-century residential subdivision, Mission Historic District.



Mission Road Power Plant, Mission Historic District. Source: www.mysanantonio.com.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas include trails and a string of parks along the San Antonio River, as well as plazas and courtyards associated with the missions.
- **Yards:** Most residential properties include front yards, many of which are fenced.
- **Walls and Fences:** Stone walls surround the missions, creating interior courtyards. Many residential front yards also are enclosed with historic wood or metal fences.
- **Sidewalks and Walkways:** Sidewalks are inconsistent, but, where present, generally are concrete and located immediately adjacent to the street.
- **Driveways:** Driveways are inconsistent throughout the district.
- **Curbs:** Curbs are not consistent throughout the district.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** There are multiple modern-day and historic bridges crossing the San Antonio river throughout the district.
- **Street lights:** Contemporary street lights are mounted on wood poles.



Pool house, Concepcion Park, Mission Historic District.



Perimeter wall and gate, Mission San Juan, Mission Historic District.

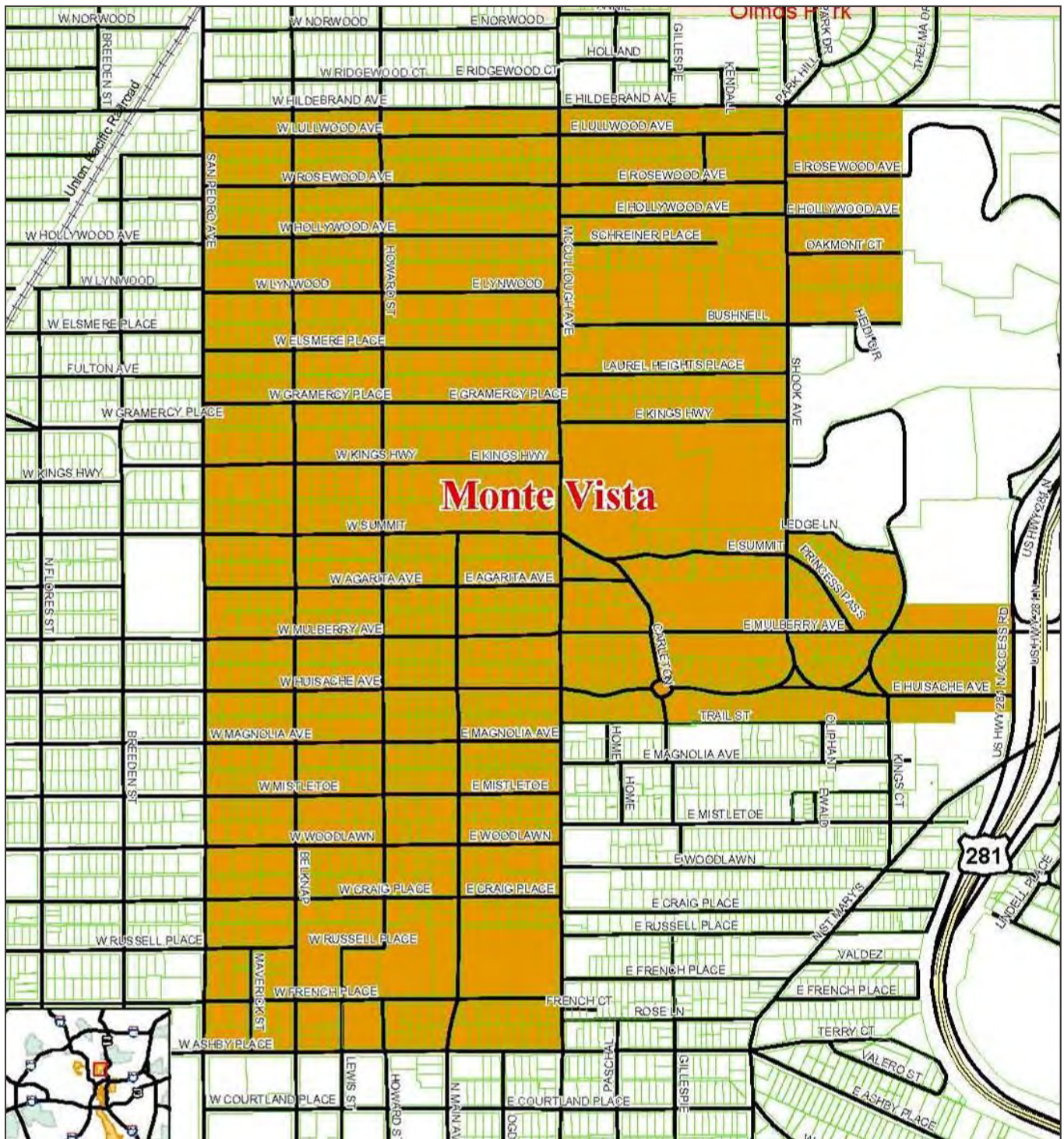


Mission Reach of the San Antonio River at Roosevelt Park, Mission Historic District.



Grotto and fence, Mission Concepcion, Mission Historic District.

Monte Vista



District Description

The Monte Vista Historic District is located north of downtown San Antonio. The district was developed from ca. 1890 through ca. 1930. The district includes a variety of architectural styles, ranging from Queen Anne to Craftsman to Spanish Colonial Revival. The size and scale

of properties in the district range from modest to grand. Building materials are varied, ranging from wood to brick to stone. These differing properties are knitted together by a rich array of landscape and streetscape features such as uniform rows of trees, parks, sidewalks, walls, and fences.

Historic Design Guidelines

District Features

Natural Features

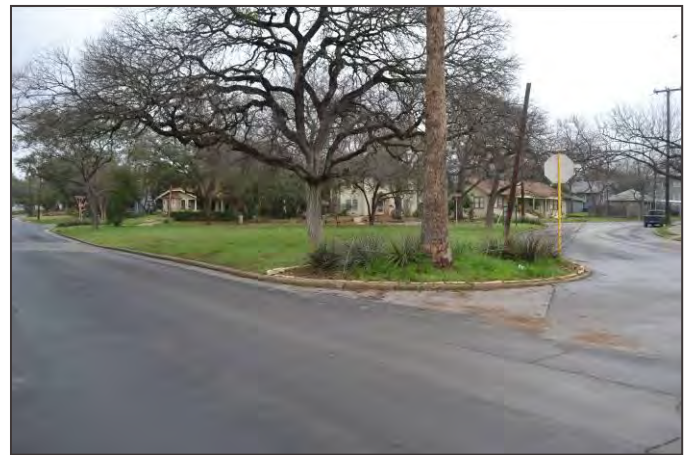
- **Topography:** The topography of the western and northeastern portions of Monte Vista is generally flat, while the topography of the southeastern portion is hilly.
- **Water sources:** No significant water sources are located in Monte Vista. The area drains to the east, into the San Antonio River.

District Layout

- **Boundary demarcations:** Although the boundaries of the Monte Vista Historic District are not clearly marked, some streets are marked by entrance gates, such as Gramercy Place and Kings Highway. Historic street signs are present throughout the district.
- **Street Layout:** The streets within the Monte Vista Historic District generally follow a grid pattern, with alleys running from east to west through the middle of the block. However, at the southeastern corner of Monte Vista, near Trinity University, the streets follow a curvilinear pattern, following the hilly topography of the area.
- **Thoroughfares:** North-south thoroughfares include McCullough Avenue, San Pedro Avenue, and Main Avenue.
- **Commercial Nodes:** A neighborhood commercial node is located along N. Main Avenue at Woodlawn Avenue and at locations along San Pedro Avenue and McCullough Avenue. Pull-in parking lines the street in the commercial node.
- **Institutional Nodes:** Trinity University lies just east of Monte Vista. Other institutional nodes include the San Antonio Academy at E. French Place and McCullough Avenue, Our Lady of Grace Church and St. Anthony Catholic High School on McCullough Avenue at Kings Highway, St. Anthony Catholic Elementary School at Howard Street and W. Huisache Avenue, Laurel Heights Methodist Church at W. Woodlawn Ave. and Belknap Place, Keystone School at E. Craig Place at N. Main Avenue, Monte Vista Montessori School at W. Magnolia Avenue and Belknap Place, Christ Episcopal Church at W. Russell Place and Belknap Place, and Magnolia Christian Church on W. Magnolia Avenue.



A brick gate marks the entrance to W. Grammercy Place between Howard Street and Belknap Place.



Median park, Shook Avenue and E. Huisache Avenue.



Commercial node, N. Main Avenue and Woodlawn Avenue.

Lot Layout

- **Lot size:** Lot sizes within Monte Vista are highly irregular, ranging from small lots with bungalows to full-block lots with institutional buildings. Some lots have been consolidated to form small-scale multi-family complexes, but the historic lot layout remains overwhelmingly intact.
- **Lot shape:** Lot shapes vary following topography and street layout. Along flat, grid-pattern streets, lots are generally rectangular; along curvilinear, hilly streets, lots may be curved or pie-shaped.
- **Front setbacks:** Front setbacks are generally consistent within the same block but vary within the district as a whole. Residential properties generally are set back behind lawns, while commercial properties are set closer to the street, sometimes with parking in front.
- **Side setbacks:** Side setbacks vary greatly within the district, depending on the size and scale of the lot and associated building.
- **Walkway location:** Most lots include a walkway leading from the street to the front door. Most are straight, although some are curvilinear.
- **Driveway location:** Many outbuildings are accessed from rear alleys, but when driveways are present, they typically are located at the side of the lot or on a side street.
- **Outbuildings:** Garages and two-story garage-apartments are the most common form of outbuildings. Garages typically are located at the rear of the lot and accessed via alleys, or located at the side of the lot and accessed via side streets. Wood siding is the most common exterior material for outbuildings, but some outbuildings include more decorative materials that respond to the main house.



Palm trees along W. Woodlawn Avenue, Monte Vista Historic District.



Lawns with a sloped berm along Kings Highway at Howard Street, Monte Vista Historic District.



Brick retaining wall at N. Main Avnue. and W. Woodlawn Avenue, Monte Vista Historic District.

Landscape and Streetscape Features

- **Landscaped common areas:** Pockets with landscaped common areas are scattered throughout Monte Vista, including the row of uniformly planted palm trees along W. Woodlawn Avenue and the median parks found along E. Huisache Avenue, at Carlton Avenue and Shook Avenue.
- **Yards:** Residential front yards typically include a grass lawn and ornamental planting. Along some streets, lawns have a gently-sloped berm or a brick, stone, or concrete retaining wall.
- **Walls and fences:** Walls and fences are generally designed to match the style and materials of the associated house. Throughout the district, walls and fences vary. Some historic front-yard walls and fences are present.
- **Sidewalks and walkways:** Sidewalks and walkways in Monte Vista are very eclectic, often changing from lot to lot even within the same block. Sidewalks may be concrete or brick, and may be located directly adjacent to the street or separated from the street by a grass border.
- **Driveways:** Driveways in Monte Vista follow a number of different patterns. Original driveways generally were paved with concrete. Ribbon driveways have two concrete runners, while others have a solid concrete slab. A number of examples feature etching or texture in the concrete.
- **Curbs:** Concrete curbs are present throughout Monte Vista. The profile of the curb varies from block to block, as does the angle of the curb cut.
- **Streets:** Streets generally are asphalt, but some brick streets are present, such as those along Belknap Place.
- **Street markers:** Most street markers are mounted on contemporary metal poles and indicate the historic district, but street names are stamped into concrete sidewalks in some locations, such as at Belknap Place and W. Huisache Avenue.
- **Street lights:** No consistent historic street lighting is found in Monte Vista.



Intersection of concrete and brick sidewalks at W. Woodlawn Avenue and Howard Street.

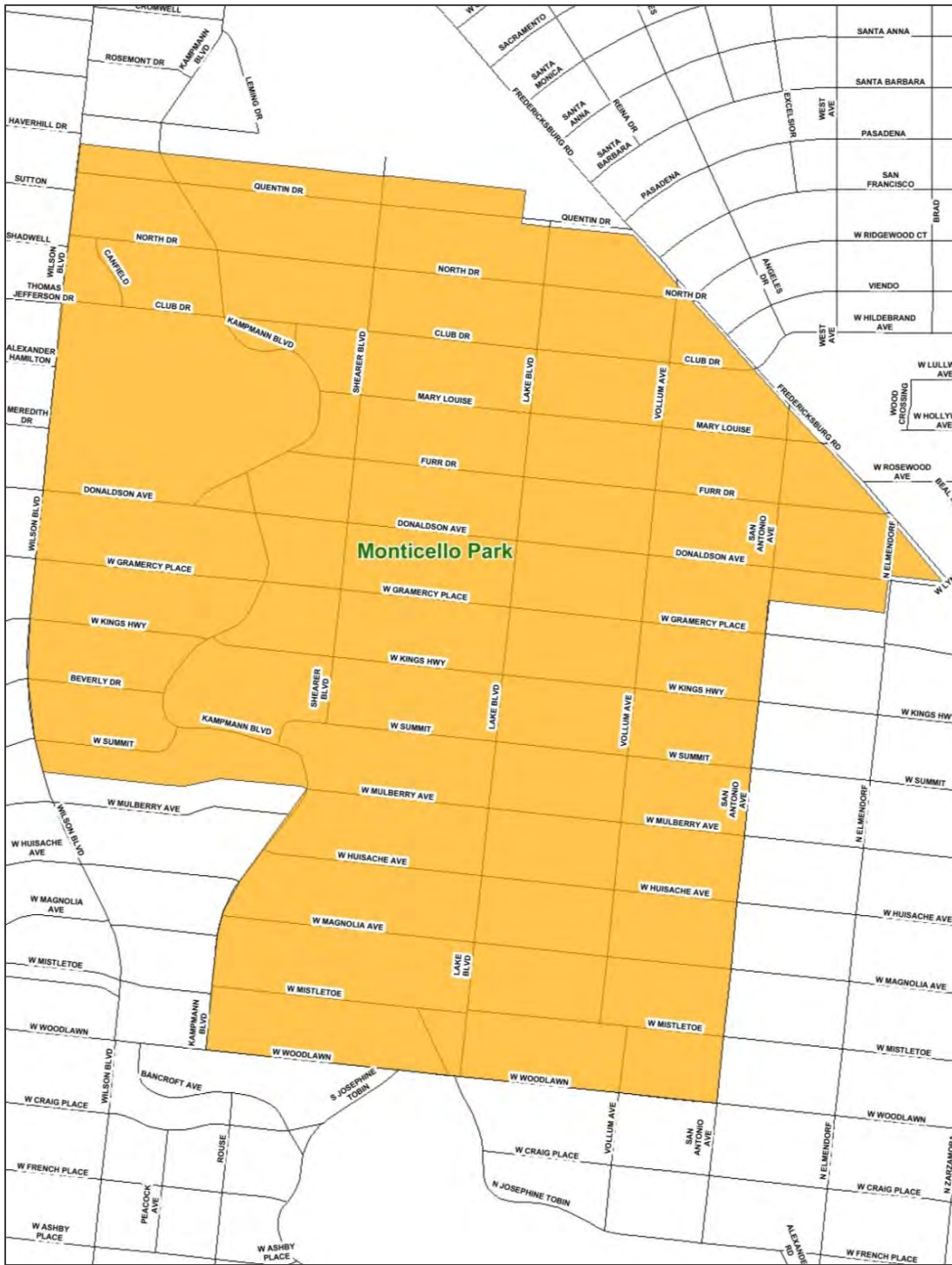


Concrete sidewalk at 111 Lynwood Avenue separated from the street by a grass border.



Historic concrete curbing and stone retaining wall at W. French Place and Belknap Avenue.

Monticello Park



District Description

The Monticello Park Historic District is located in northwest San Antonio, just north of the Woodlawn Lake Historic District. The district was developed in the 1920s and 1930s and includes excellent examples of the Tudor Revival, Colonial Revival, and Monterey Styles that were

popular at the time. The size and scale of properties in the district range from modest to grand, with larger properties typically clustered in the western portion of the district. Building materials are varied, ranging from wood to brick to stone. These differing properties are knitted together by uniform landscape features, such as lawns with berms and consistently planted street trees.

District Features

Natural Features

- **Topography:** The western section of Monticello Park is hilly, sloping downward to the west, while the eastern section is generally flat.
- **Water sources:** Woodlawn Lake is located just to the south, and Alazan Creek (which flows into Woodlawn Lake) cuts across the southwestern corner of the district.

District Layout

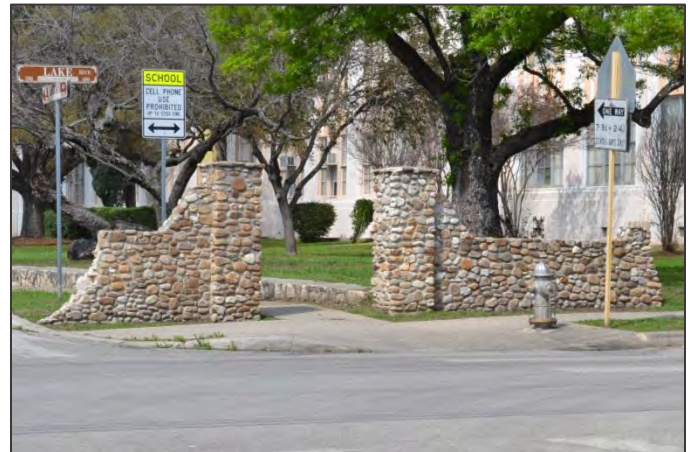
- **Boundary demarcations:** A landscape element marking the entrance to the neighborhood is located at W. Woodlawn Avenue and Josephine Tobin Drive. Similar gateways are located within the district along Lake Boulevard. Historic street signs are present also.
- **Street Layout:** The street pattern generally follows a grid, although the district is clipped at the southwest corner, where the grid shifts by 45 degrees at Fredericksburg Road.
- **Thoroughfares:** Fredericksburg Road is located on the northeastern boundary of the district.
- **Commercial Nodes:** Commercial activity is limited to Fredericksburg Road at the northeastern corner of the district.
- **Institutional Nodes:** Horace Mann Junior High School and Thomas Jefferson High School are located in the western segment of the district.
- **Industrial Nodes:** No industry is present.

Lot Layout

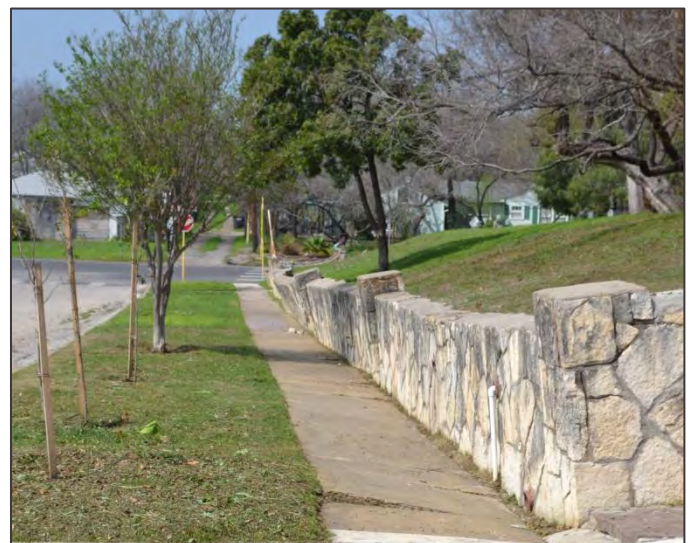
- **Lot size:** Lots are consistently sized.
- **Lot shape:** Lots are generally rectangular, with some curved lots to accommodate the hilly topography on the western edge of the district.
- **Front setbacks:** Houses are consistently set back with a front yard.
- **Side setbacks:** Houses are freestanding and consistently set apart from their neighbors.
- **Walkway location:** A central walkway leads from the street to the front door of each house.
- **Driveway location:** Driveways are typically located west of the associated house.
- **Outbuildings:** One-story detached garages are located in the rear yard, accessed both via the driveway and via a rear alley.



Entrance landscape element at W. Woodlawn Avenue and Josephine Tobin Drive, Monticello Park Historic District.



Stone gateway along Lake Boulevard, Monticello Park Historic District.



Retaining wall responding to hilly topography at the western edge of the Monticello Park Historic District.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas within the district boundaries are limited to street medians.
- **Yards:** Grass front yards are present. Many yards have a shallow berm sloping toward the street. Some include historic stone retaining walls.
- **Walls and Fences:** Front yards are open, but back yards are enclosed with wood or metal fences.
- **Sidewalks and Walkways:** Sidewalks are concrete, separated from the street by a buffer of lawn.
- **Driveways:** Driveways are typically west of the associated house. Most include two concrete runners with a central median of grass.
- **Curbs:** Curbs are concrete with an angular profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers noting the historic district are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Contemporary street lights are mounted on wooden poles.



Typical front yard, Monticello Park Historic District. Note the berm in the lawn, the step in the front walkway, and the driveway with two concrete runners and a grass median.

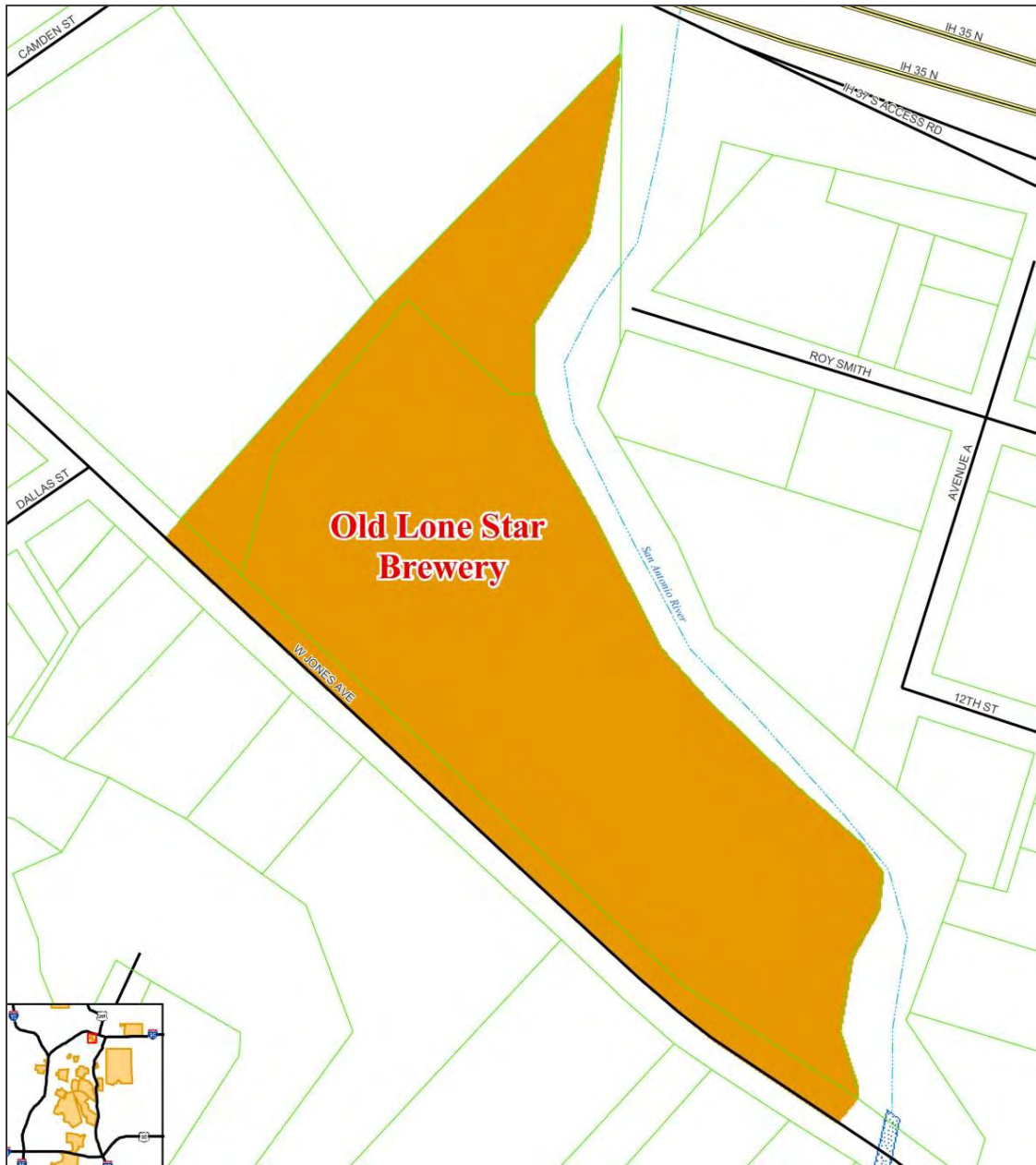


Streetscape view showing setbacks, consistently planted palm trees, and sidewalks, Monticello Park Historic District.



Landscaped median along Kampmann Boulevard, Monticello Park Historic District.

Old Lone Star Brewery



District Description

The Old Lone Star Brewery is located on the west bank of the San Antonio River, north of downtown San Antonio. The district is confined to the historic Lone Star Brewery property. Buildings at the brewery were constructed from 1895 through 1904 using buff brick and Romanesque Revival stylistic influences. The complex is organized with the five-story main brewing facility along the street front, along with a number of smaller auxiliary buildings at the rear, which form an internal courtyard. Auxiliary buildings

include the engine/boiler rooms, a stable, a wash house, and an ice house, all of which were constructed with the same buff brick, flat roof form, and segmental-arched window openings as the main brewery building. Since 1981, the former brewery buildings have functioned as the San Antonio Museum of Art. The Museum Reach of the River Walk, completed in 2009, travels along the rear of the property. A number of contemporary landscape features –such as retaining walls, stairs, and a pergola –are found along the River Walk.

District Features

Natural Features

- **Topography:** The topography is generally flat but gradually slopes downward toward the San Antonio River to the east/northeast.
- **Water sources:** The San Antonio River runs along the eastern/northeastern boundary of the district.

District Layout

- **Boundary demarcations:** The San Antonio River forms a natural boundary to the east/northeast.
- **Street Layout:** There is no internal network of streets within the district.
- **Thoroughfares:** No major thoroughfares cross through the district, but Broadway Avenue, IH-35, and IH-37 all are nearby.
- **Commercial Nodes:** No commercial buildings are present.
- **Institutional Nodes:** Today the complex functions as the San Antonio Museum of Art.
- **Industrial Nodes:** The entire complex was historically industrial.

Lot Layout

- **Lot size:** The complex is not subdivided into lots.
- **Lot shape:** N/A
- **Front setbacks:** The main brewery building is set forward along the street.
- **Side setbacks:** Within the complex, buildings are set very close to one another, and some are adjoined by party walls, forming an interior courtyard.
- **Walkway location:** No walkways are present.
- **Driveway location:** No driveways are present.
- **Outbuildings:** Several auxiliary brick buildings are located at the rear of the complex.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas include the rear internal courtyard and the River Walk.
- **Yards:** Yards are not found within the district.
- **Walls and Fences:** A metal fence encloses the rear of the property.
- **Sidewalks and Walkways:** Sidewalks are concrete and are separated from the street by a narrow border of grass.

- **Driveways:** Driveways are not present.
- **Curbs:** Curbs are concrete, with a shallow angular profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Along the street, lights are contemporary, mounted on wood poles. Contemporary metal street lights are located along the River Walk.

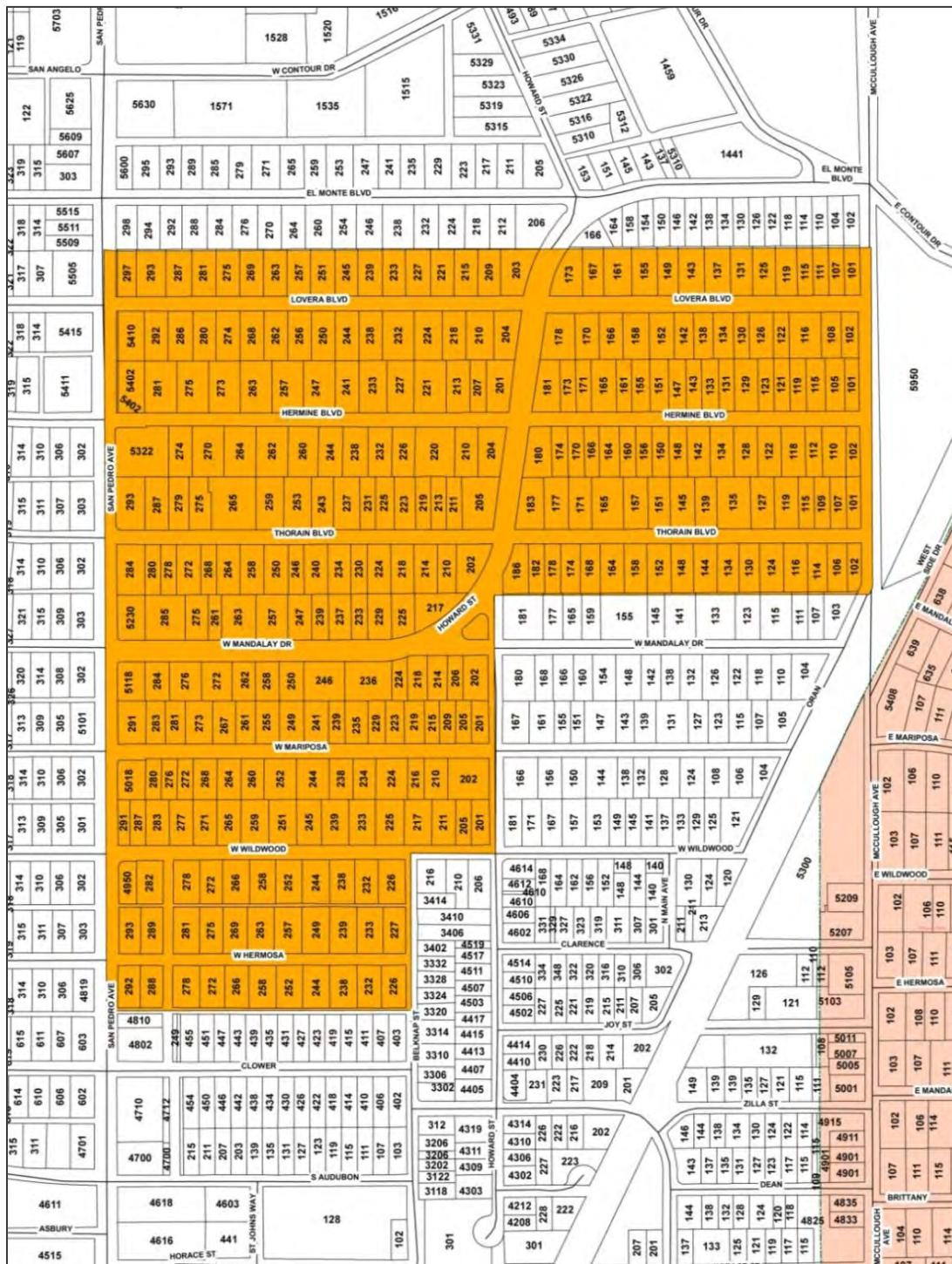


View of the Old Lonestar Brewery along W. Jones Avenue.



View of the Old Lonestar Brewery from the Museum Reach of the San Antonio River Walk. Source: <http://www.sanantonioriverwalk.com/museumreach.html>.

Olmos Park Terrace



District Description

Olmos Park Terrace is located approximately three miles north of downtown San Antonio, just west of Olmos Park. The neighborhood was platted in 1931, and most houses were constructed in the 1930s and 1940s. Most houses

feature Minimal Traditional or early Ranch Style influences. Stone and asbestos shingle are common exterior materials. Houses are consistently one story in height. Stone is a common building material, especially along Thorain Boulevard.

District Features

Natural Features

- **Topography:** The topography of Olmos Park Terrace is generally flat.
- **Water sources:** No water sources are located within the district.

District Layout

- **Boundary demarcations:** The Olmos Park Terrace Historic District does not include boundary demarcations, but street signs marking the historic district are present.
- **Street layout:** The street pattern generally follows a grid, but Howard Street travels from southwest to northeast in a curvilinear path through the center of the neighborhood.
- **Thoroughfares:** McCullough Avenue and San Pedro Avenue are major thoroughfares along the eastern and western boundaries of the district.
- **Commercial Nodes:** Commercial activity is located along San Pedro Avenue.
- **Recreational Nodes:** Recreational fields and the San Antonio Gun Club are located to the northeast of the district.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** Lots are consistently sized.
- **Lot shape:** Lots are generally rectangular.
- **Front setbacks:** Houses are consistently set back with a front yard.
- **Side setbacks:** Houses are freestanding and consistently set apart from their neighbors.
- **Walkway location:** A central walkway leads from the street to the front door of each house. Many walkways are curvilinear.
- **Driveway location:** Most lots include driveways, but driveway locations are irregular.
- **Outbuildings:** On some lots, one-story detached garages are located in the rear yard, accessed both via the driveway. Other houses include attached garages.

Landscape and Streetscape Features

- **Landscaped common areas:** A landscaped median is located at the intersection of Mandalay Drive and Howard Street.
- **Yards:** Grass front yards are present.

- **Walls and Fences:** Front yards are open, but back yards are enclosed with wood or metal fences.
- **Sidewalks and Walkways:** Most of the district lacks sidewalks. Walkways are typically concrete, and many are curving
- **Driveways:** Driveways are typically concrete.
- **Curbs:** Curbs are concrete with a distinctly curved profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers indicating the presence of the historic district are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Contemporary street lights are mounted on wooden poles.

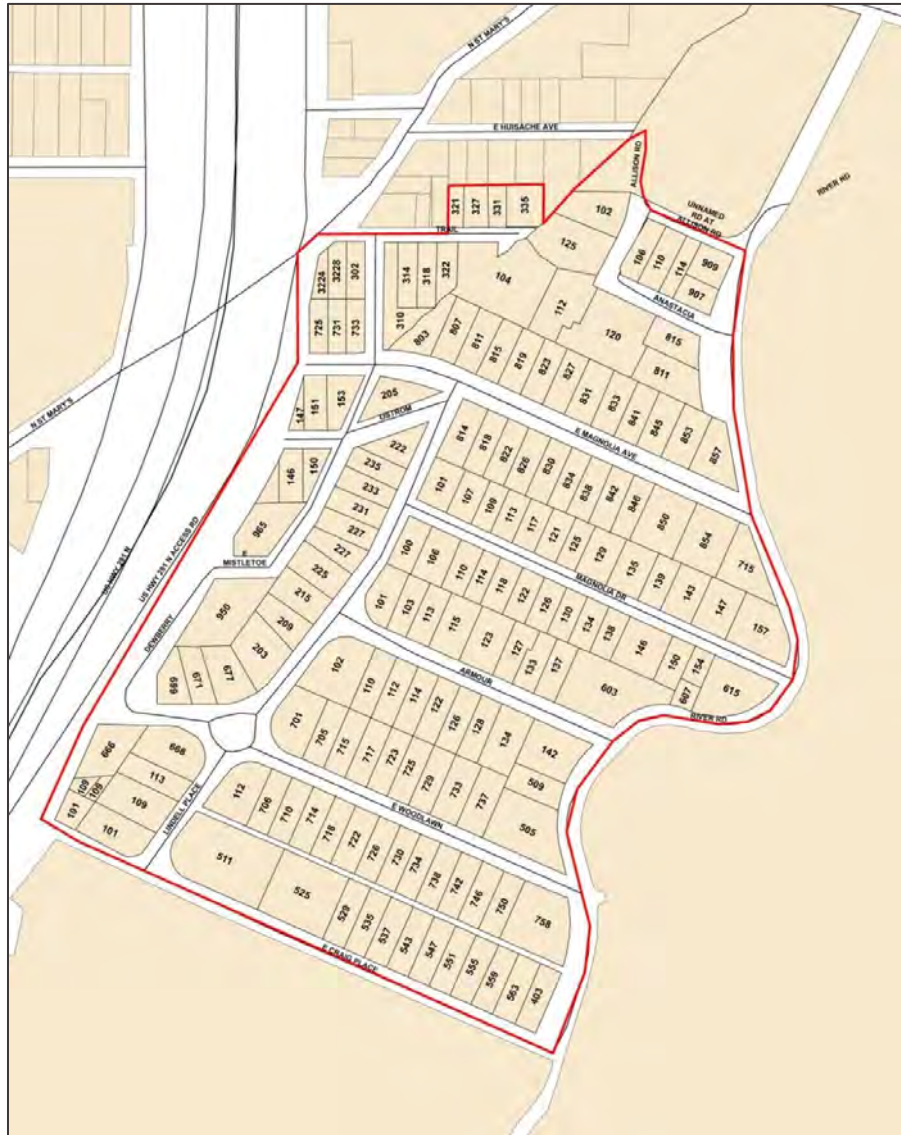


Stone Cottage, Olmos Park Terrace Historic District.



Streetscape view, Olmos Park Terrace Historic District. Note the lack of sidewalks.

River Road



District Description

The River Road Historic District is a neighborhood comprised of multiple plats dating from 1913 through approximately 1950. The majority of the area was platted in the 1920s, and most of the housing stock is reflective of the time period with architectural style ranging from Bungalows, Tudor Revival cottages, minimal traditional houses, and other eclectic styles. The historic district is bounded by Allison Road and Trail on the north, E. Craig Place on the south, River Road and the San Antonio River on the east, and U.S. Hwy 281 on the west. The earliest house constructed in the district, the Zambrano House, dates from the 1780s. The Zambrano House is a rammed

earth house built by early landowner Macario Zambrano. One of his sons, Juan Manuel stifled the Casas Rebellion in 1811 and later fought at the battle of Medina River in 1813. Two other sons of Zambrano were Jose Maria, the first Alcalde and judge, and Jose Dario, who was the parish priest at San Fernando Cathedral during the Texas War for Independence.

The quiet, secluded neighborhood is characterized by narrow, winding, tree-shaded streets. Landscaped common areas such as community gardens and planted street medians are central to the feeling of the neighborhood.

District Features

Natural Features

- **Topography:** The topography of the River Road Historic District slopes gently toward the San Antonio River to the east.
- **Water sources:** The San Antonio River forms the eastern boundary of the district.

District Layout

- **Boundary demarcations:** The river forms a natural boundary to the east, and US-281 forms a distinct barrier to the west.
- **Street Layout:** The streets pattern is curvilinear, responding to the river.
- **Thoroughfares:** US-281 runs along the western boundary of the district.
- **Institutional Nodes:** No institutions are active within the district today, but historically the River Road Country Day School operated at 120 Anastacia Place.

Lot Layout

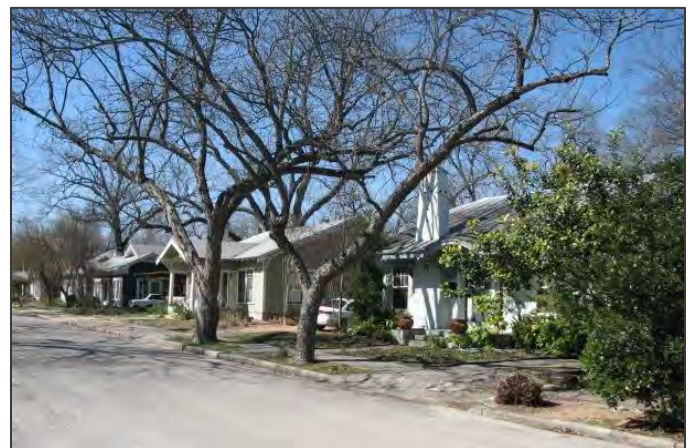
- **Lot size:** Lot sizes are inconsistent. Larger lots are located at the periphery of the district, with smaller, more consistent lots located at the middle.
- **Lot shape:** Lots at the center of the district are generally rectangular, while lots at the periphery are irregular.
- **Front setbacks:** Front setbacks are generally consistent, with each house set back from the street with a front lawn.
- **Side setbacks:** Residential buildings generally are freestanding, with varying setbacks from their neighbors.
- **Walkway location:** Many residential properties include a walkway at the center of the front yard, while others include a walkway leading from the driveway.
- **Driveway location:** Driveway locations are irregular – some blocks feature a consistent pattern of driveways to one side of the house, while others lack driveways altogether.
- **Outbuildings:** Outbuildings are typically small-scale garages or sheds, set at the rear of the lot.



View looking south along River Road, River Road Historic District.



Community garden, River Road Historic District.



Consistent setbacks and lot sizes at the core of the River Road Historic District. Note that sidewalks and curbs occur at the core of the district but not at the periphery.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas include a community garden, a landscaped roundabout median, and the area along the river. Brackenridge Park is located immediately to the east/northeast.
- **Yards:** Most residential properties include front yards. Most are open, but some include low masonry walls. Many yards include mature pecan trees and ornamental plantings.
- **Walls and Fences:** Some front yards are enclosed with low masonry walls.
- **Sidewalks and Walkways:** The area at the periphery of the districts lacks sidewalks, which contributes to its rural feel. At the center of the district, sidewalks are concrete and are separated from the street by a lawn buffer.
- **Driveways:** Driveways are inconsistent throughout the district.
- **Curbs:** The area at the periphery of the district lacks curbs, which contributes to its rural feel. At the center of the district, curbs are concrete with a curved profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.



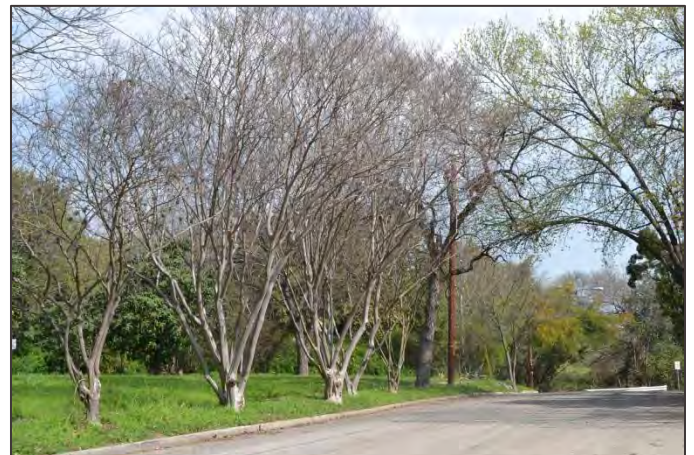
Low stone wall, River Road Historic District.



Stone wall, River Road Historic District. Note the lack of sidewalks and curbs.

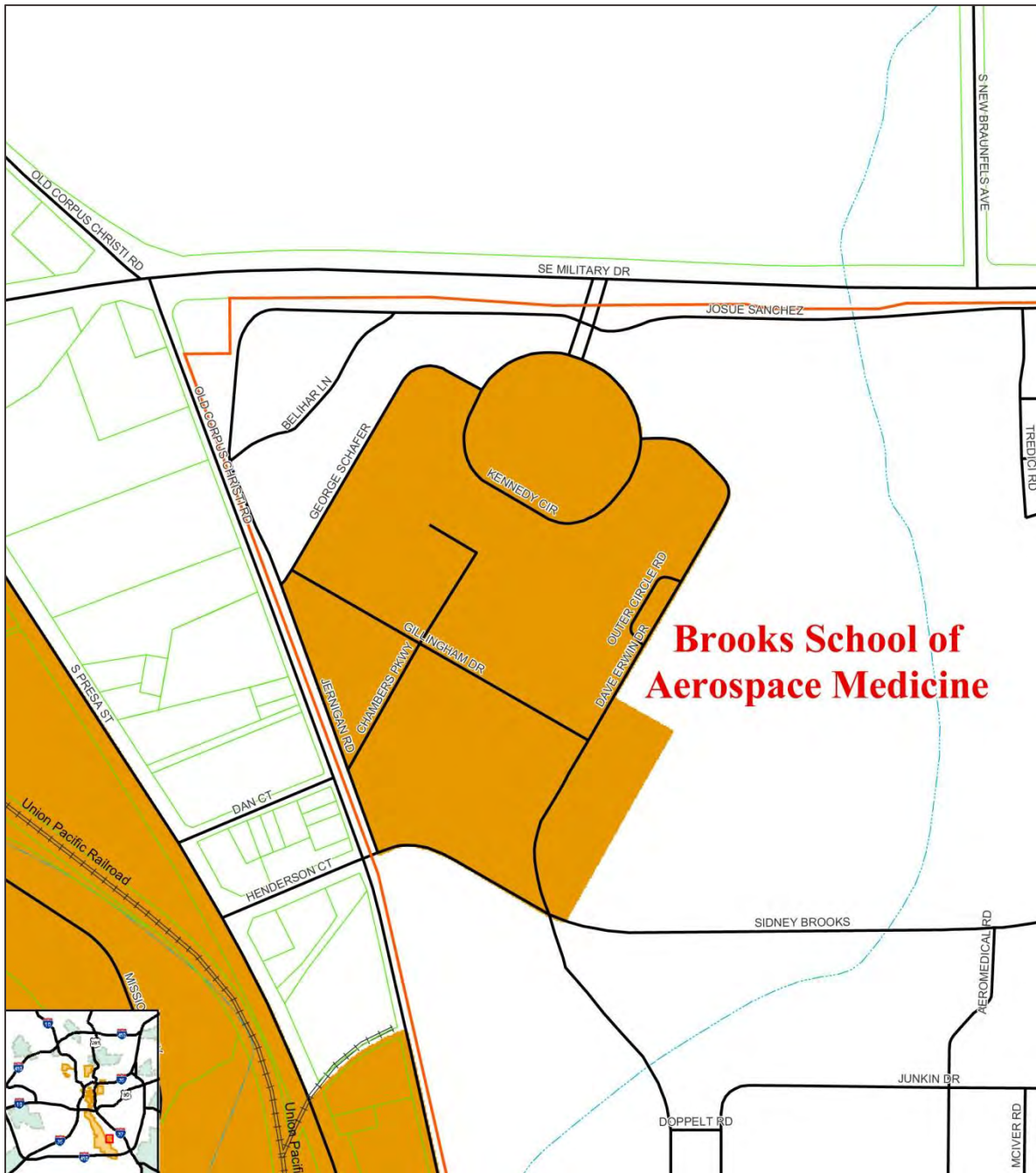


Landscaped roundabout, River Road Historic District.



Consistently spaced street trees, River Road Historic District.

School of Aerospace Medicine



**Brooks School of
Aerospace Medicine**

District Description

The former Brooks Air Force Base (AFB) US Air Force School of Aerospace Medicine (USAFSAM) is located on the southeastern edge of San Antonio. The school was constructed on Brooks Air Force Base from 1959 through 1970. The 15 buildings within the district all are constructed in a utilitarian Modern architectural style,

with red brick façades. The buildings were the site of scientific research on the potential effects of space travel on the human body. The research carried out here was an integral part of the US Man-in-Space effort, which culminated in the Apollo missions of the late 1960s. Today, the buildings are owned by the City of San Antonio as part of the mixed-use Brooks City Base campus.

District Features

Natural Features

- **Topography:** The topography slopes downward toward the north.
- **Water sources:** No water sources are located within the district.

District Layout

- **Boundary demarcations:** The district is surrounded by a metal fence. The entrance gate is marked by a red brick sign and a red brick gatehouse.
- **Street Layout:** The main entrance leads to a circular drive. Subsidiary streets generally follow a grid pattern.
- **Thoroughfares:** S.E. Military Drive runs along the northern boundary of the district.
- **Commercial Nodes:** No commercial buildings were present historically, although commerce is present throughout the district today.
- **Institutional Nodes:** Historically, the district was entirely institutional, owned by the U.S. Air Force.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** The complex is not subdivided into lots.
- **Lot shape:** N/A
- **Front setbacks:** The entire complex is set back from the street by approximately two-tenths of a mile.
- **Side setbacks:** Buildings are generally freestanding, with varied side setbacks.
- **Walkway location:** A V-shaped walkway crosses through the circular driveway toward the main building.
- **Driveway location:** Driveway locations are irregular.
- **Outbuildings:** Outbuildings include small-scale storage and mechanical buildings.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped areas surround all of the buildings, but they are restricted from public access.
- **Yards:** Yards are not found within the district.
- **Walls and Fences:** A metal fence surrounds the district.
- **Sidewalks and Walkways:** Sidewalks and walkways are concrete. Low concrete retaining walls negotiate the sloping topography.

- **Driveways:** Driveways are asphalt.
- **Curbs:** Curbs are concrete, with an angular profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Street lights are contemporary, with metal poles.

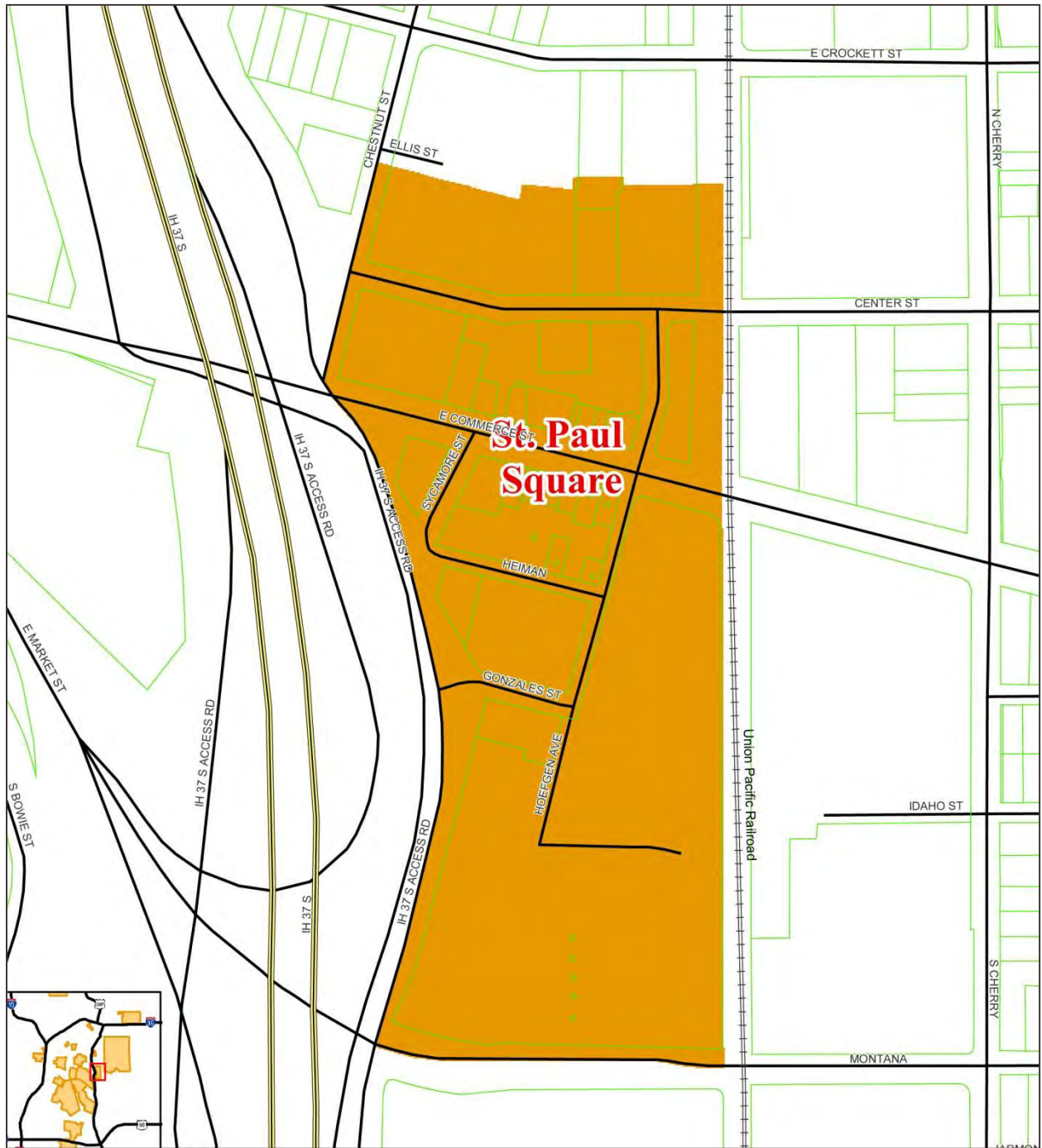


Building 100, School of Aerospace Medicine.



Building 155, School of Aerospace Medicine.

St. Paul Square



District Description

The St. Paul Square Historic District is located east of downtown San Antonio, along the Union Pacific Railroad tracks. Most of the development in the district occurred in the late nineteenth and early twentieth centuries. The railroad arrived in 1877, and a street car line began travelling down E. Commerce Street in the 1890s. The

Southern Pacific Passenger Depot (known today as Sunset Station) was constructed in 1902, in the Mission Revival Style. Other architectural styles found in the district include Italianate and Art Deco, and brick and stucco are the predominant exterior building materials. Buildings range in scale from modest one-story buildings to the massive railroad station to a non-historic skyscraper.

District Features

Natural Features

- **Topography:** The topography of the district is generally flat.
- **Water sources:** No water sources are present in the district.

District Layout

- **Boundary demarcations:** A metal archway marking the district spans E. Commerce Street. The IH-37 access road forms a distinct boundary at the west of the district, while the Union Pacific railroad tracks form a distinct boundary at the east.
- **Street Layout:** The streets pattern is irregular.
- **Thoroughfares:** E. Commerce Street is a major east-west thoroughfare, and IH-37 is located west of the district.
- **Commercial Nodes:** Most of the buildings in the district are commercial.
- **Institutional Nodes:** No institutions are located in the district today, although the St. Paul United Methodist Church formed the core of the district historically.
- **Industrial Nodes:** No industry is located within the district boundaries, although a number of industrial buildings line the railroad tracks just outside of the district.

Lot Layout

- **Lot size:** Lot sizes vary greatly; some complexes occupy an entire city block, while other city blocks are divided into small lots.
- **Lot shape:** Lots shapes are irregular.
- **Front setbacks:** Buildings generally are set forward flush with the lot line, although the railroad station is set back from the street with a landscaped front plaza.
- **Side setbacks:** Many buildings within the district are immediately adjacent to their neighbors, with shared party walls.
- **Walkway location:** Walkways are not typical.
- **Driveway location:** Driveways are not present.
- **Outbuildings:** No outbuildings are present.

Landscape and Streetscape Features

- **Landscaped common areas:** The plazas in front of and behind the railroad station are the only landscaped common areas.
- **Walls and Fences:** Contemporary metal fencing is typical.
- **Sidewalks and Walkways:** Sidewalks are concrete or brick, located immediately adjacent to the street.
- **Driveways:** Driveways are not present.
- **Curbs:** Curbs are concrete, with a curved profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Decorative metal street lamps are present.

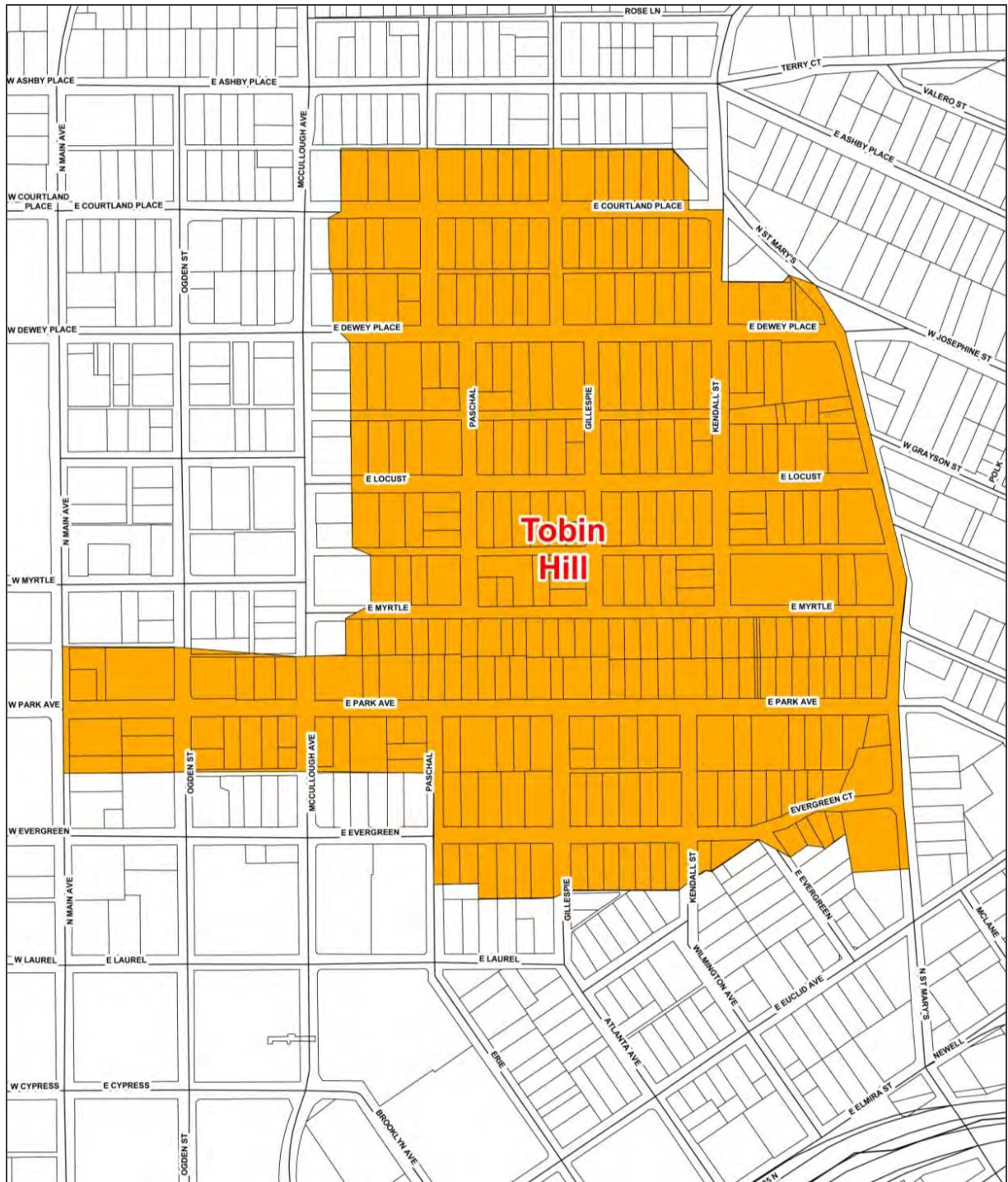


Streetscape view, E. Commerce Street, St. Paul Square Historic District. Note the archway, setbacks, and lighting.



Streetscape view, Hoefgen Avenue, St. Paul Square Historic District. Note the scale variation and street trees.

Tobin Hill



District Description

Tobin Hill, located north of downtown, was originally settled as agricultural land in the eighteenth century. Residential settlement began in the 1880s, and the majority of the houses extant today were constructed in

the early twentieth century. The Craftsman Style occurs most frequently in the district, but examples of the Classical Revival and Tudor Revival Styles are present as well. Wood is the predominant exterior building material. Buildings range in scale from modest bungalows to grand, two-and-a-half story houses.

District Features

Natural Features

- **Topography:** The topography of Tobin Hill slopes downward to the east.
- **Water sources:** No significant water sources are located within the district. The area drains to the east, into the San Antonio River.

District Layout

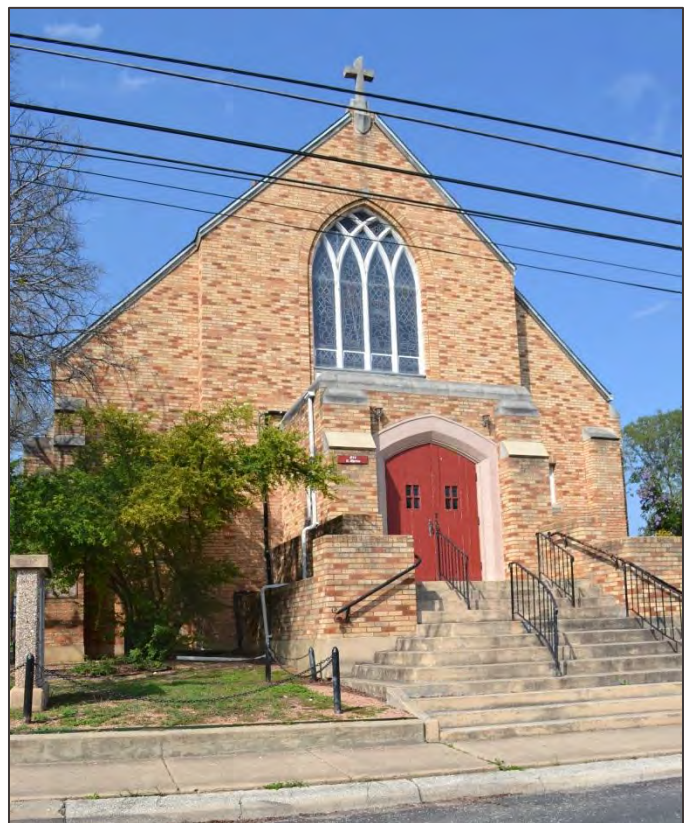
- **Boundary demarcations:** Tobin Hill does not include gates or markers denoting its boundaries, although street signs indicate the presence of a historic district.
- **Street Layout:** The streets follow a grid pattern.
- **Thoroughfares:** N. St. Mary's Street, along the eastern boundary of the district, is a major north-south thoroughfare. McCullough Avenue, another major north-south street, traverses the western portion of the district.
- **Commercial Nodes:** Commercial activity is located along N. St. Mary's Street and McCullough Avenue.
- **Institutional Nodes:** The Gothic Revival Metropolitan Community Church is located on Myrtle Street.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** Residential lot sizes are irregular.
- **Lot shape:** Lots are generally rectangular.
- **Front setbacks:** Residences are consistently set back with front yards.
- **Side setbacks:** Buildings within the district are almost exclusively freestanding, with very few party walls. Distances between buildings vary.
- **Walkway location:** Walkways are generally located at the center of the lot, leading from the sidewalk.
- **Driveway location:** Driveways locations are irregular.
- **Outbuildings:** Outbuildings generally are small in scale, and located at the rear of lots. Most are wood-frame one-car garages.



Craftsman Style house, Tobin Hill Historic District.



Gothic Revival Metropolitan Community Church, Tobin Hill Historic District.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped common areas are not typical within Tobin Hill.
- **Yards:** Most residential properties include front yards. Some include retaining walls to negotiate the sloping topography.
- **Walls and Fences:** Front yards are open, while back yards are enclosed with wood or metal fencing.
- **Sidewalks and Walkways:** Sidewalks are generally concrete; in some locations they are separated from the street by a lawn buffer, and in other locations they are directly adjacent to the street.
- **Driveways:** Driveways are generally concrete. Most driveways are solid, but some have two runners with a grass median.
- **Curbs:** Curbs are concrete with a curved profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers indicating the presence of a historic district are mounted on contemporary metal poles.
- **Bridges:** No bridges are present.
- **Street lights:** Contemporary street lighting is mounted on wood poles.

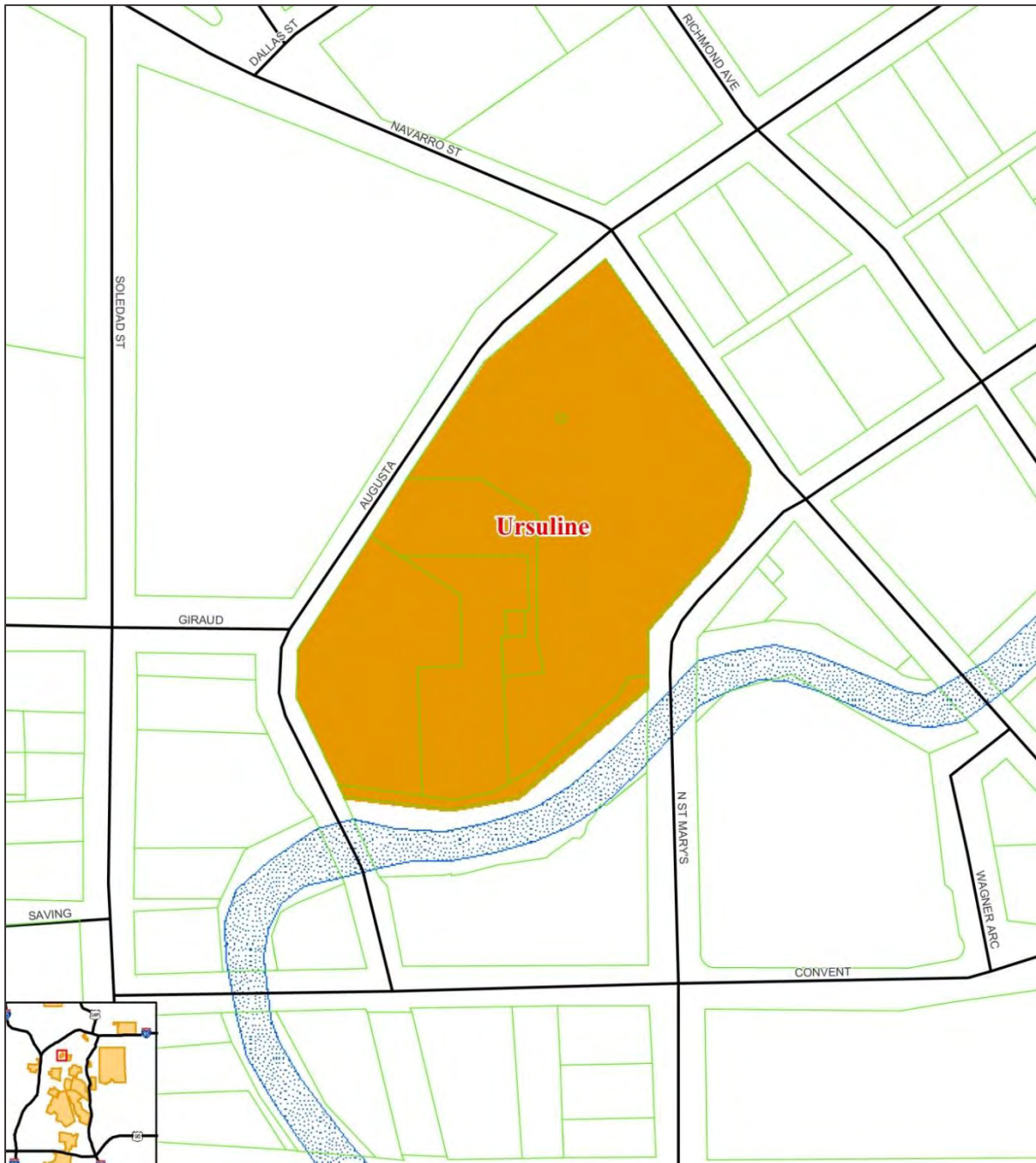


Concrete retaining wall, Tobin Hill Historic District. Note the sidewalk immediately adjacent to the street.



Craftsman Style center-passage house, Tobin Hill Historic District. Note the sidewalk separated from the street by a lawn buffer.

Ursuline Academy



District Description

The Ursuline Academy Historic District is located in downtown San Antonio, on the northwest bank of the San Antonio River. The district is confined to the historic Ursuline Academy, which opened in 1851 as a Catholic school for girls. The earliest buildings were constructed using rammed earth or local limestone, using vernacular architectural traditions. The campus grew between 1851 and 1910, continuing to use vernacular construction

techniques and, later, the Gothic Revival Style. The buildings are all one or two stories in height, and they are tied together by a canopy of mature trees and by a network of lushly landscaped paths and plazas surrounded by a stone and cast iron fence. The complex was purchased by the San Antonio Conservation Society in 1971. Today, the complex is owned and operated by the Southwest School of Art.

District Features

Natural Features

- **Topography:** The topography slopes downward toward the San Antonio River to the east.
- **Water sources:** The San Antonio River runs along the southeastern boundary of the district.

District Layout

- **Boundary demarcations:** The boundaries of the Ursuline Academy are surrounded by a stone masonry wall. Along Augusta Street, the wall is topped with decorative wrought iron, and a gothic-arched gate opens to the main entrance to the chapel.
- **Street Layout:** There is no internal network of streets within the district.
- **Thoroughfares:** N. St. Mary's Street, along the eastern boundary, is a major north-south thoroughfare.
- **Commercial Nodes:** No commercial buildings are present.
- **Institutional Nodes:** Historically, the district was entirely institutional, owned by the Catholic Church.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** The complex is not subdivided into lots.
- **Lot shape:** N/A
- **Front setbacks:** The buildings at the western edge of the campus are set flush forward with Augusta Street.
- **Side setbacks:** Within the complex, buildings are set very close to one another, and many are adjoined by party walls, forming an interior courtyard.
- **Walkway location:** A network of walkways traverses the complex.
- **Driveway location:** A driveway and surface parking lots are located along the eastern side of the campus.
- **Outbuildings:** The auxiliary buildings within the district include a workshop and a laundry building.



HABS photograph of the main entrance gate to the chapel from Augusta Street, Ursuline Academy Historic District.

Source: Library of Congress,

<http://www.loc.gov/pictures/item/tx0019.photos.155311p/>



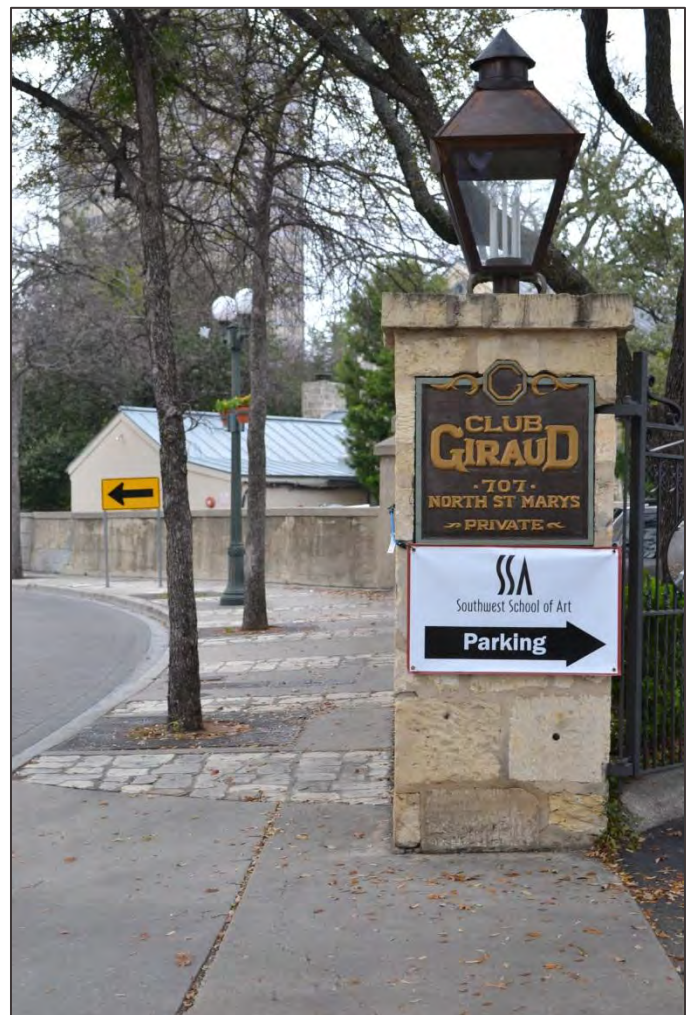
Academy Building, Ursuline Academy Historic District.

Landscape and Streetscape Features

- **Landscaped common areas:** Landscaped areas include the plazas on the east side of the district and the interior courtyard.
- **Yards:** Yards are not found within the district.
- **Walls and Fences:** A masonry wall with wrought iron detailing surrounds the district.
- **Sidewalks and Walkways:** Sidewalks and walkways are stone or brick.
- **Driveways:** Driveways are asphalt.
- **Curbs:** Curbs are concrete, with a curved profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** Bridges crossing the San Antonio River on Augusta Street and S. St. Mary's Street are located just south of the district.
- **Street lights:** On City streets, lights are contemporary, with metal poles. Gas lamps are mounted on the entrance gate along N. St. Mary's Street and on buildings within the complex.



Priest's House, Ursuline Academy Historic District.

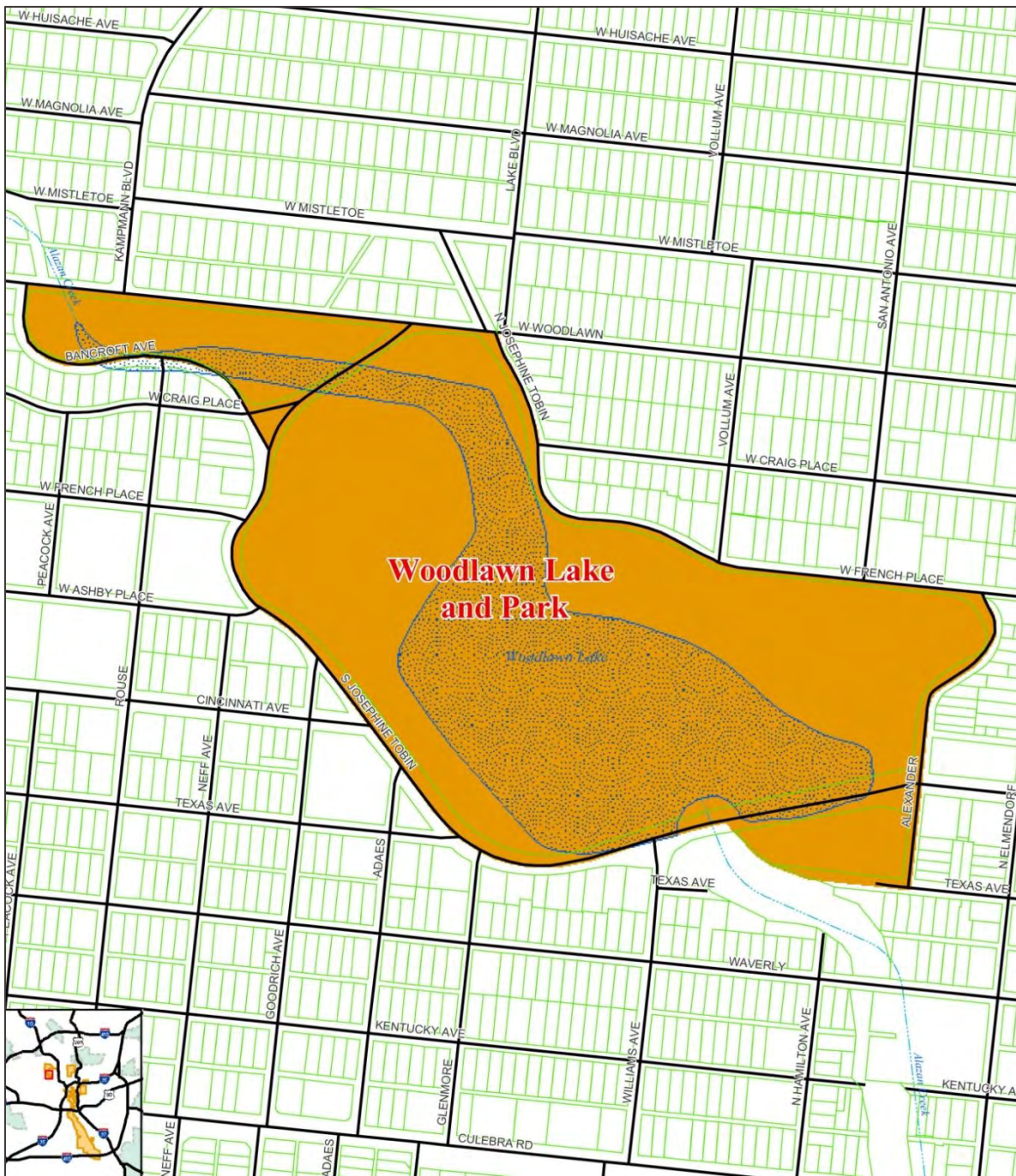


View of entrance gate and perimeter wall along N. St. Mary's Street, Ursuline Academy Historic District.



Interior courtyard, Ursuline Academy Historic District. Note the Gothic Revival windows and the stone paving.

Woodlawn Lake



District Description

Woodlawn Lake is located in northwest San Antonio, just south of the Monticello Park Historic District. Alazan Creek was first dammed to form the lake in 1889, as part of an effort by the West End Town Company to develop a residential suburb in the area. Residential development in the area stagnated for the next three decades, until growth finally quickened in the 1920s. At that time, the lake was privately owned and operated, with a hotel and row boat

rentals. The “West End Improvement Club” began civic revitalization projects to improve the lake ca. 1920, and they are responsible for the construction of the two stone restroom facilities, as well as for planting over 100 trees. Between 1924 and 1928, the City of San Antonio acquired the lake and constructed the pool and the Mission Revival Style community center. The lake and associated facilities continue to be actively used for recreation today.

Historic Design Guidelines

District Features

Natural Features

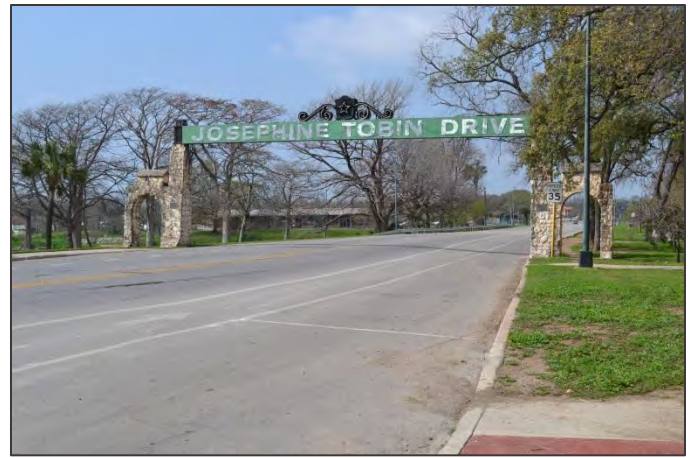
- **Topography:** The topography of the district is generally flat, sloping down to the lake the banks of Alazan Creek.
- **Water sources:** Alazan Creek runs through the district, and Woodlawn Lake is supplied by artesian wells.

District Layout

- **Boundary demarcations:** A stone and wrought iron entrance gate over Josephine Tobin Drive marks the entrance to the district from the southeast.
- **Street Layout:** The irregular street network follows the banks of the lake.
- **Thoroughfares:** W. Woodlawn Avenue, along the northern boundary, is a neighborhood thoroughfare.
- **Commercial Nodes:** No commercial buildings are present.
- **Institutional Nodes:** The district is owned by the City of San Antonio and operated as a public park.
- **Industrial Nodes:** No industry is present.

Lot Layout

- **Lot size:** The complex is not subdivided into lots.
- **Lot shape:** N/A
- **Front setbacks:** Buildings are set back from the street and generally oriented toward the lake.
- **Side setbacks:** Buildings are separated from one another at irregular intervals.
- **Walkway location:** A jogging trail and a series of walkways run through the district.
- **Driveway location:** A circular driveway and surface parking lots are located on the northwestern side of the lake.
- **Outbuildings:** The district includes many small-scale auxiliary buildings, such as picnic shelters and mechanical buildings, which are designed to complement the materials and form of the main buildings.



Entrance gate along Josephine Tobin Drive, Woodlawn Lake Historic District.



View north across the lake, Woodlawn Lake Historic District.



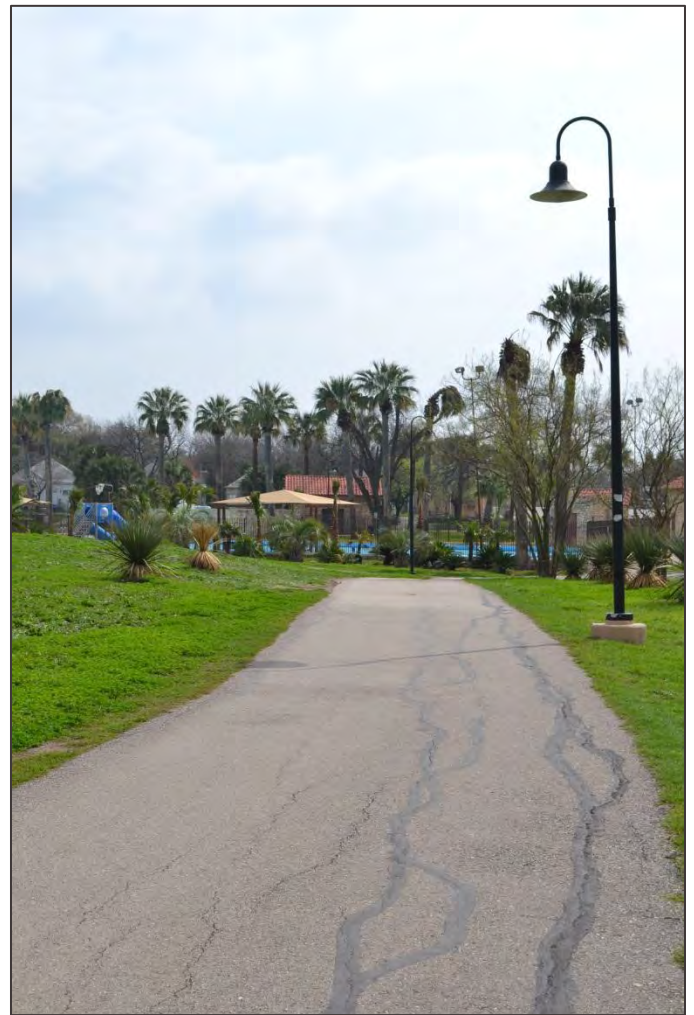
View south across the lake, Woodlawn Lake Historic District. Note the community center at the left.

Landscape and Streetscape Features

- **Landscaped common areas:** The entire district is a landscaped common area.
- **Yards:** Yards are not found within the district.
- **Walls and Fences:** Contemporary metal fences surround the pool and tennis courts.
- **Sidewalks and Walkways:** Sidewalks and walkways are concrete or asphalt.
- **Driveways:** Driveways are asphalt.
- **Curbs:** Curbs are concrete, with an angular profile.
- **Streets:** Streets are asphalt.
- **Street markers:** Street markers are mounted on contemporary metal poles.
- **Bridges:** Bridges cross Alazan Creek on the north and south sides of the lake.
- **Street lights:** Both historic and contemporary street lights are mounted on metal poles.



Stone bridge, Woodlawn Lake Historic District.



View along jogging trail looking southeast, Woodlawn Lake Historic District.



Restroom building, Woodlawn Lake Historic District.



Community Center, Woodlawn Lake Historic District.

Architectural Styles

Architectural styles are useful categories for analyzing general types of historic resources. The analysis within this section sets forth typical character-defining features of architectural styles. Note that many examples of historic resources do not strictly fit any architectural style classification. Some are purely utilitarian and reflect no style at all. Others eclectically combine several styles. Similarly, a typical example of an architectural style may exhibit some of the character-defining features defined in the following pages, but not all. This analysis of architectural styles seeks to find commonalities among general trends, though the buildings within a historic district inevitably will include exceptions.

Architectural styles may be applied to any number of different building forms. For instance, architectural details influenced by the Classical Revival Style may be applied to a single-family house, a multi-story commercial building, a warehouse, or even a gas station. Architectural styles sometimes may be related to a building's use, but not necessarily. Instead, they tend to be related to the building's era of construction and popular regional trends. Architectural styles can be integral to the form and materials of the building, or can be displayed through decorative ornament applied to a building.

Some typical character-defining features of each architectural style are listed in the section below. A building does not need to display all of the listed character-defining features to be considered a good example of a style; however, when these character-defining features are intact, they must be preserved in order to retain the overall character of the architectural style. Buildings also may exhibit different stylistic elements due to changes over time. If these changes occurred during the historic district's period of significance, such changes should be respected and possibly retained during restoration or rehabilitation projects.

Standard classifications for architectural styles are set forth by the National Park Service in Bulletin No. 16a, *How to Complete the National Register Registration Form*, and are derived from seminal texts in American Architectural History such as *American Architecture Since 1780: A Guide to Architectural Styles* by Marcus Whiffen; *Identifying American Architecture* by John J. G. Blumenson; *What Style Is It?* by John Poppeliers, S. Allen Chambers, and Nancy B. Schwartz; and *A Field Guide to American Houses* by Virginia and Lee McAlester.

The following section presents the architectural styles present in San Antonio's historic districts chronologically, based on the era during which they rose to popularity.

Architectural Styles:

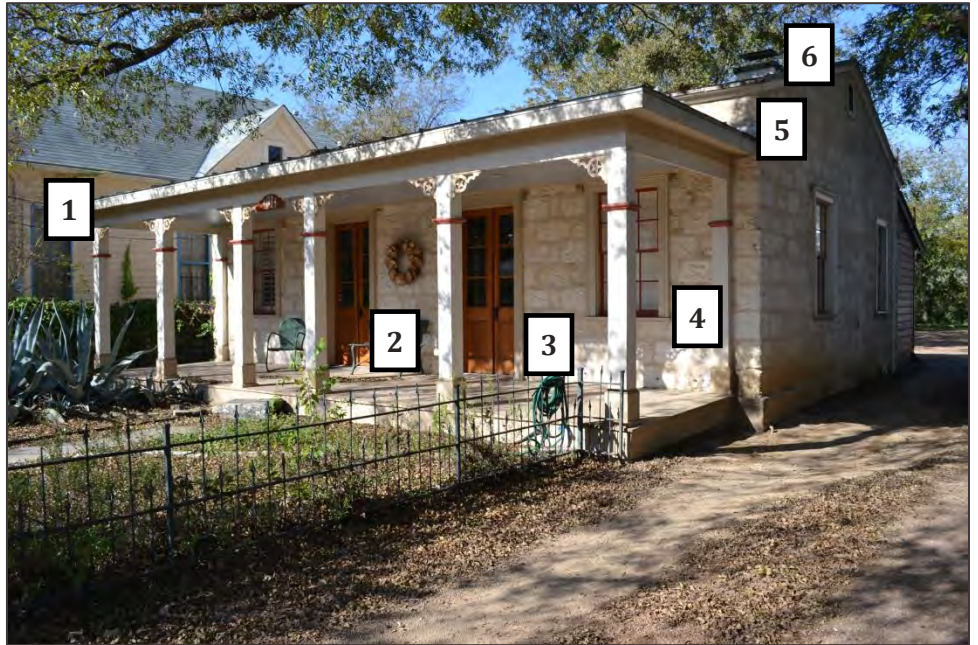
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German Vernacular

(mid-nineteenth century)

Character-Defining Features

- 1 Full-width front porch with shed roof
- 2 Paired front doors opening onto two-room floor plan
- 3 Stone masonry exterior walls
- 4 Double-hung wood-sash windows
- 5 Side-gabled roof form
- 6 Chimney at gable-end façade



German Vernacular house, King William Hill Historic District. (Note that the porch brackets are not original to the German Vernacular style.)

- **Property Types:** Remaining examples typically are residential or agricultural.
- **Exterior Walls:** *Fachwerk* (timber framing with stone rubble fill) or stone, sometimes finished with lime-based stucco.
- **Foundations:** Typically pier-and-beam, with stone or wood piers.
- **Porches:** Full-width porches with shed roofs and wood porch floors are typical. Decorative millwork may have been added at a later date.
- **Roofs:** Nearly always side-gabled. Originally clad with wood shingles.
- **Storefronts:** Seldom present on German Vernacular Style buildings.
- **Canopies:** Seldom present on German Vernacular Style buildings.
- **Windows:** Typically double-hung wood sash, often with a two-over-two or six-over-six configuration.
- **Doors:** Typically wood. Because residential examples often used a two-room floor plan, many examples have two front doors, one opening onto each room.
- **Chimneys:** Stone chimneys typically are located at the gable-end façades.



German Vernacular house, Lavaca Historic District. Note the chimneys at each gable end façade.



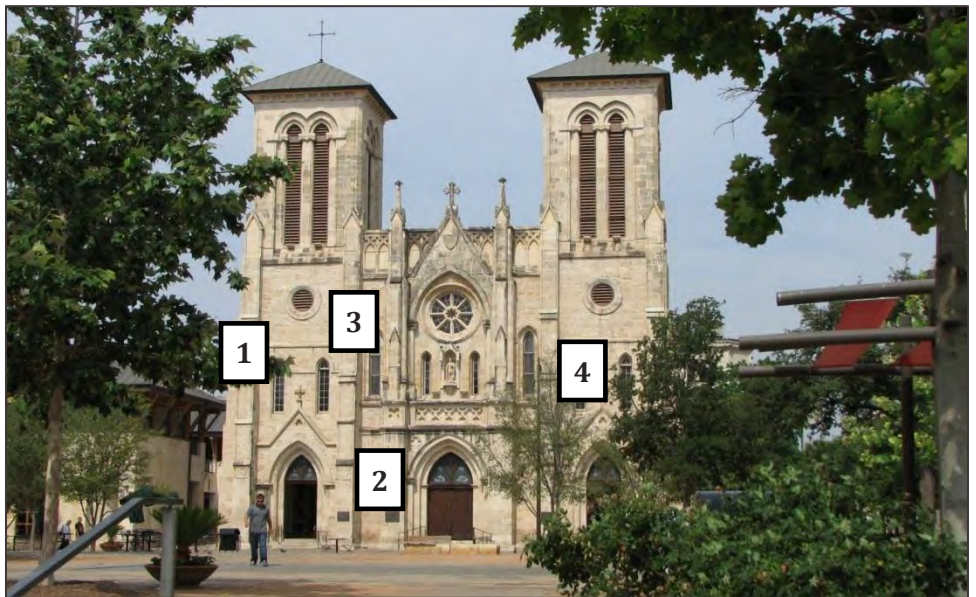
German Vernacular house, King William Historic District. Note the paired front doors.

Gothic Revival

(mid-nineteenth century through early twentieth century)

Character-Defining Features

- 1 Stone exterior walls with figural carving
- 2 Gothic arched window and door openings
- 3 Window with stone tracery
- 4 Stone buttress

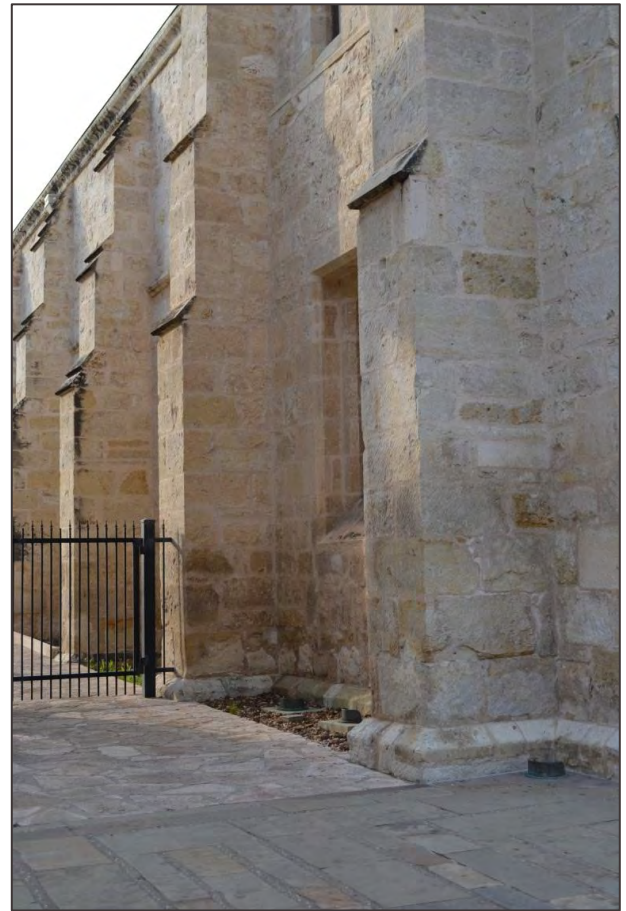


Gothic Revival San Fernando Cathedral, Main/Military Plaza Historic District.

- **Property Types:** Most often religious.
- **Exterior Walls:** Usually brick or stone masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes stucco. Buttresses may be present on side façades.
- **Foundations:** Usually skirted with brick or stone.
- **Porches:** If present, typically include Gothic arches supported by brick or stone piers. Often feature heavy hardware, such as handrails and light fixtures.
- **Roofs:** On residential or institutional examples, typically front-gabled or cross-gabled with steep pitch. Religious examples usually include an open truss on the interior. On commercial examples, typically flat. Parapets often include stone coping and may include crenellations.
- **Storefronts:** May be present on commercial examples, typically wood sash.
- **Canopies:** Commercial examples may lack canopies. When present, canopies typically may be wood or metal, supported by brackets or columns, or suspended by bars or cables.
- **Windows:** Usually double-hung wood sash or casement. Window openings often feature Gothic arches. Leaded glass in a lattice pattern often present. Brick or stone lintels and sills common. Stone tracery may be present on religious or institutional examples.
- **Doors:** Often feature heavy cast-iron hardware. Stone door surrounds common.
- **Chimneys:** Prominent brick chimneys, often on the front façade are a character-defining feature on residential examples. Sometimes feature chimney caps with corbelling or crenellations. Seldom present on non-residential examples.



Gothic Revival window detail, Ursuline Historic District.



Buttress detail, Main/Military Plaza Historic District.



Gothic Revival church, Dignowity Hill Historic District.



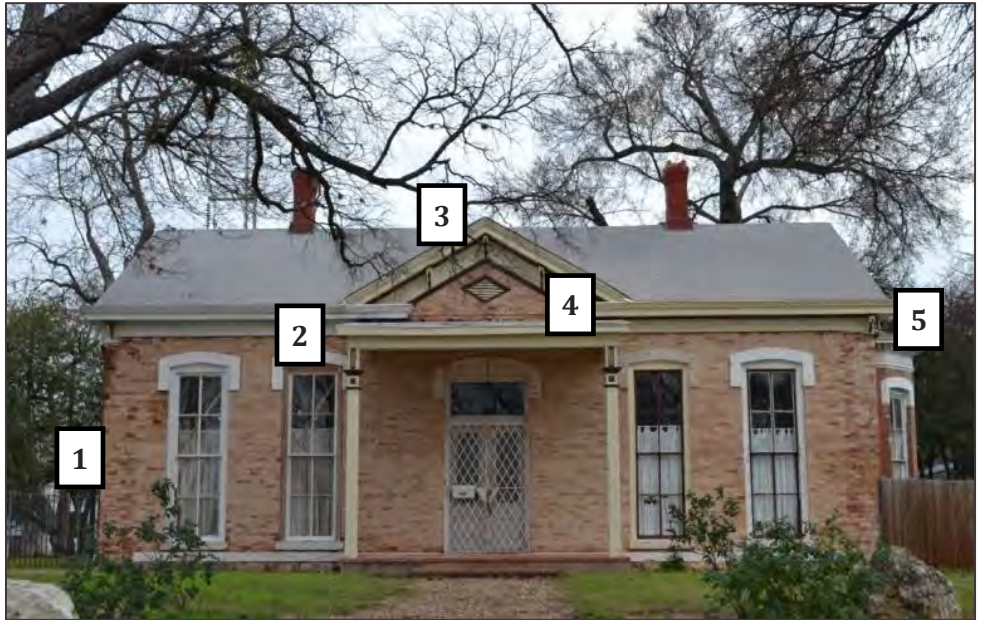
Our Lady of the Lake Convent, San Antonio.

Italianate

(late nineteenth century)

Character-Defining Features

- 1 Masonry exterior walls
- 2 Windows with segmental-arched lintels
- 3 Portico with pediment
- 4 Decorative brackets
- 5 Bay window at side façade



Italianate house, Dignowity Hill Historic District.

- **Property Types:** On residential or institutional examples, center-passage, L-plan, two-story center-passage plan, or irregular. On commercial examples, one-part commercial block, two-part commercial block, two-part vertical block, or three-part vertical block.
- **Exterior Walls:** Wood siding, brick, or stone masonry. Stone quoins common at the corners of masonry examples.
- **Foundations:** On residential examples, often screened with wood, pressed metal, brick, or stone. On commercial examples, typically concrete slab.
- **Porches:** Residential examples often lack porches. Entrance may be protected by an awning supported by brackets, or a small portico supported by columns.
- **Roofs:** On residential or institutional examples, flat, cross-gabled, or hipped. On commercial examples, typically flat. Bracketed eaves and ornate, molded cornices typical. Cornices may be wood, stone, or wrought iron.
- **Storefronts:** On commercial examples, typically wood sash or cast iron with sidelights and transoms.
- **Canopies:** Commercial examples may lack canopies, but when present, canopies typically are wood supported by brackets or suspended by bars or cables.
- **Windows:** Typically double-hung wood sash. Segmental-arched windows with ornate window surrounds common. Bay windows common.
- **Doors:** Typically wood, sometimes with glazing, transoms, and/or sidelights. Double doors often present.
- **Chimneys:** Brick or stone, if extant.



Italianate House, King William Historic District. Note the segmental-arched window lintels and bay window with a flat roof.



Villa Finale, King William Historic District.



Italianate house, King William Historic District.

Queen Anne

(late nineteenth century to early twentieth century)

Character-Defining Features

- 1 Brick chimney with corbelling
- 2 Irregular roof form with multiple slopes, covered with standing seam metal
- 3 Gable-on-hip roof form
- 4 Decorative brackets
- 5 Wood shingle siding adds texture
- 6 Door with transom and sidelights
- 7 Wood sash windows
- 8 Wraparound porch



Queen Anne house, Dignowity Hill Historic District.

- **Property Types:** Residential or religious properties. Less commonly applied to commercial properties.
- **Exterior Walls:** Usually wood siding or wood shingle, but sometimes brick or stone. Often with a variation of materials, colors, and textures.
- **Foundations:** Often screened with skirting of wood, pressed metal, brick, or stone.
- **Porches:** A character-defining element on residential examples. Feature decorative woodwork, such as turned balusters and spindle friezes. Wraparound porches common. Porch floors often wood and porch ceilings often bead board.
- **Roofs:** On residential or institutional examples roofs are irregular, cross-gabled, gable-on-hip, hipped, or pyramidal, often with dormers. On commercial examples, typically flat, but sometimes cross-gabled, gable-on-hip, hipped, or pyramidal.
- **Storefronts:** On commercial examples, typically wood sash or cast iron with sidelights and transoms. Colored or etched glass sometimes present.
- **Canopies:** On commercial examples, typically wood supported by brackets or suspended by bars or cables.
- **Windows:** Typically double-hung wood sash, often with multiple lights and other decorative features. Bay windows common character-defining feature.
- **Doors:** Typically wood, often with glazing, transoms, and/or sidelights.
- **Chimneys:** Often found on residential examples. Commonly brick or stone, often with decorative tapestry brick or corbelling. Sometimes metal stovepipe substitutes for chimney.



Queen Anne house, Dignowity Hill Historic District



Queen Anne houses, Dignowity Hill Historic District.



Queen Anne house, Monte Vista Historic District.



Queen Anne house, Dignowity Hill Historic District.



Queen Anne house, Dignowity Hill Historic District.



Queen Anne house, Dignowity Hill Historic District.

Folk Victorian

(late nineteenth century to early twentieth century)

Character-Defining Features

- 1 Modified-L plan house form
- 2 Double-hung wood windows with decorative lites
- 3 Porch with simple, decorative milled columns and balusters
- 4 Wood door with decorative transom and sidelights
- 5 Decorative shingles at gable end



Folk Victorian house, Dignowity Hill Historic District.

- **Property Types:** L-plan, modified-L, pyramidal-roof-square-plan, or hipped-roof-square-plan.
- **Exterior Walls:** Usually wood siding or wood shingle.
- **Foundation:** Often screened with skirting of wood, pressed metal, brick, or stone.
- **Porch:** Feature decorative woodwork, such as turned balusters and spindle friezes. Porch floors often wood and porch ceilings often bead board. Decorative detail typically prefabricated.
- **Roof:** Cross-gabled, gable-on-hip, hipped, or pyramidal.
- **Windows:** Typically double-hung wood sash.
- **Doors:** Typically wood, sometimes with glazing, transoms, and/or sidelights.
- **Chimneys:** Brick or stone, if extant. Sometimes metal stovepipe substitutes for chimney.



Folk Victorian house, Mission Historic District. Note that the original porch floor and stoop likely were wood.



Folk Victorian house, San Antonio.



Folk Victorian house, Lavaca Historic District. Note that the original porch posts likely were wood.



Folk Victorian house, San Antonio.



Folk Victorian house, San Antonio.



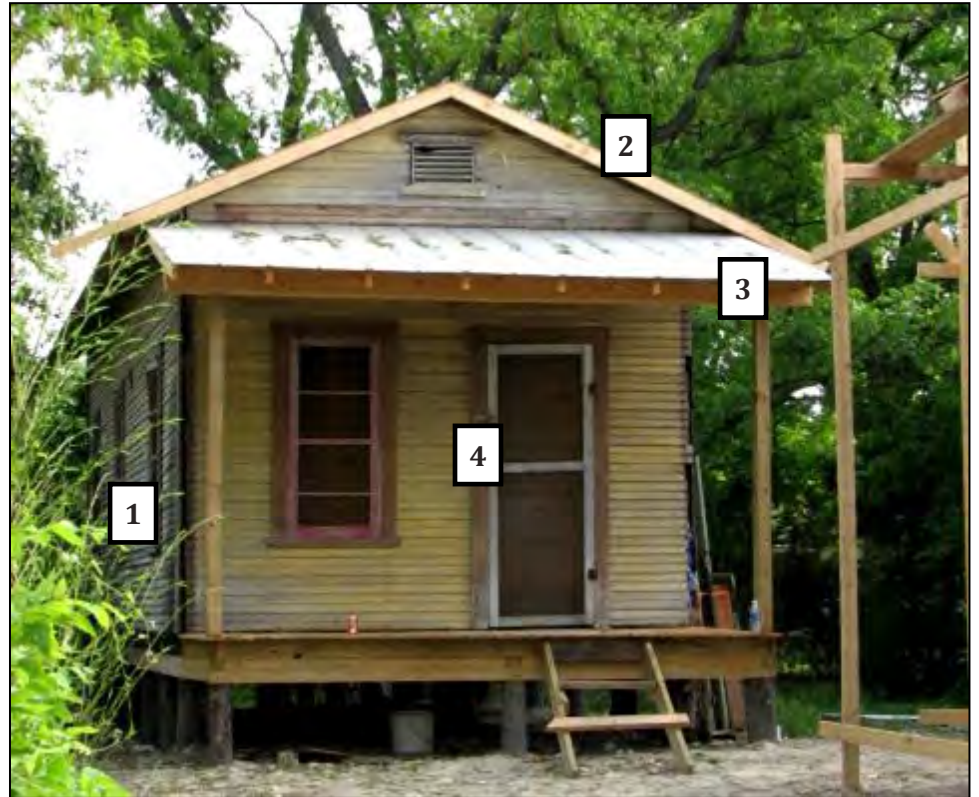
Folk Victorian house, Monte Vista Historic District.

Shotgun House

(late nineteenth century to early twentieth century)

Character-Defining Features

- 1 Long and narrow in plan
- 2 Front-facing gable
- 3 Front porch with shed roof
- 4 Singular, front-facing doorway



Shotgun House, Lavaca Historic District

- **Property Types:** Long and narrow rectangular plan. Shotgun houses are typically a single room wide and several rooms long.
- **Exterior Walls:** Usually wood siding.
- **Foundation:** Often screened with skirting of wood or left exposed.
- **Porch:** Simple, front-facing porches usually covered by a shed roof.
- **Roof:** Usually front-gabled, but hipped roofs are not uncommon.
- **Windows:** Typically double-hung wood sash.
- **Doors:** Typically wood without sidelights or transoms.
- **Chimneys:** Brick or metal stove pipe.



Shotgun house



Row of Shotgun Houses on Guadalupe Street



Shotgun houses on Westside



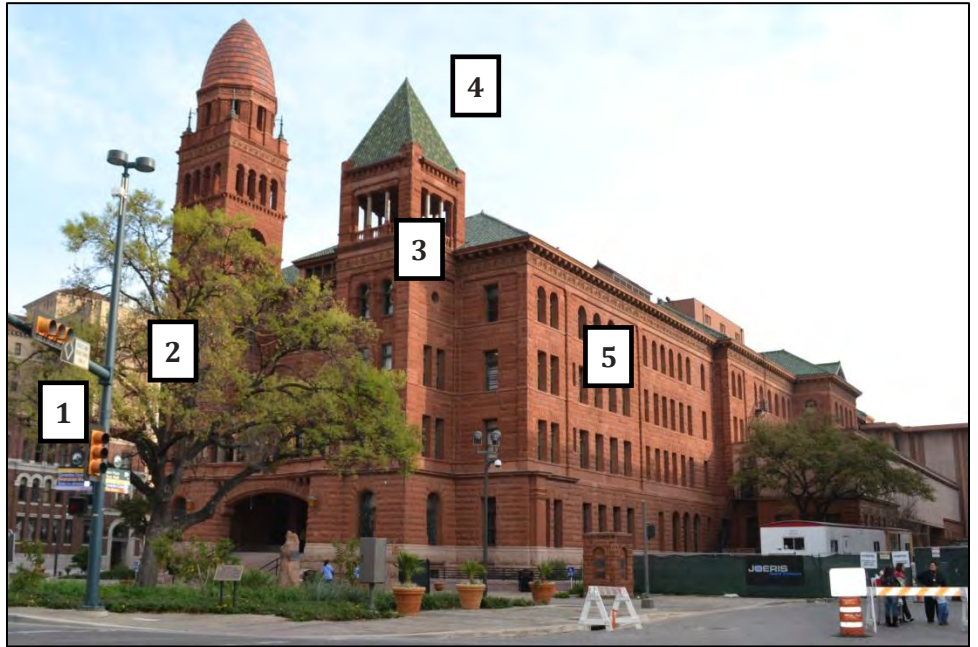
Shotgun house on the Westside

Romanesque Revival

(late nineteenth century)

Character-Defining Features

- 1 Round-arched porch openings
- 2 Rusticated stone masonry walls
- 3 Slate roof shingles
- 4 Tower at roofline
- 5 Figural carving in stone



Romanesque Revival Bexar County Courthouse, Main/Military Plaza Historic District.

- **Property Types:** On residential or institutional examples, center-passage, L-plan, or two-story center-passage plan. On commercial examples, one-part commercial block, two-part commercial block, two-part vertical block, or three-part vertical block.
- **Exterior Walls:** Brick and/or stone masonry, often with rusticated texture. Figural stone carving may adorn wall surfaces.
- **Foundations:** Often screened with brick or stone.
- **Porches:** Found on some residential examples. Portico or porch with round-arched entries; may be supported by short-tapered stone columns or piers or recessed into façade.
- **Roofs:** On residential or institutional examples, flat, cross-gabled, or hipped. On commercial examples, typically flat. Slate shingles may be present. The roofline may feature crenellations, towers, or steeply-pitched dormers.
- **Storefronts:** On commercial examples, typically wood sash or cast iron with sidelights and transoms.
- **Canopies:** Commercial examples may lack canopies, but when present, canopies typically are wood supported by brackets or suspended by bars or cables.
- **Windows:** Typically double-hung wood sash. Window openings often arched.
- **Doors:** Typically wood, sometimes with glazing, transoms, and/or sidelights.
- **Chimneys:** Brick or stone, if extant.



Lambermont, Government Hill Historic District. (Source: www.sanantonioweddings.com)



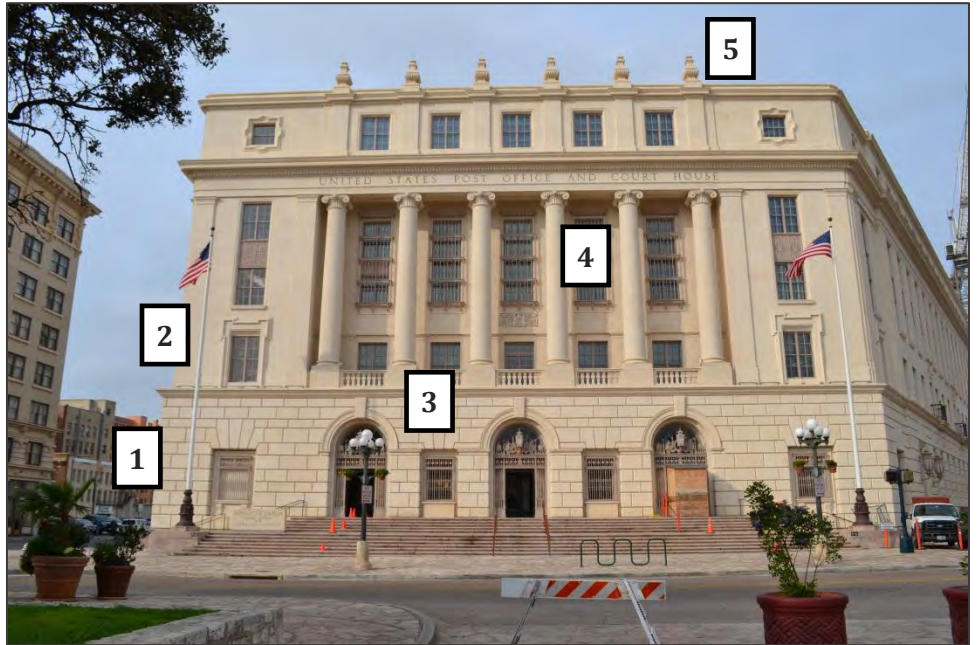
Romanesque Revival house, King William Historic District.

Renaissance Revival

(late nineteenth century)

Character-Defining Features

- 1 Rusticated stone masonry at base
- 2 Ashlar stone masonry above
- 3 Entrance arcade at ground floor
- 4 Classical columns
- 5 Classical pinnacles at cornice



Renaissance Revival U.S. Post Office and Court House, Alamo Plaza Historic District.

- **Property Types:** One-part commercial block, two-part commercial block, two-part vertical block, temple front, or three-part vertical block with a symmetrical façade.
- **Exterior Walls:** Brick or stone masonry. Accentuated belt/string courses. Stone quoins common at the corners of masonry examples.
- **Foundations:** Typically skirted with brick or stone. Examples may feature rusticated ground floor and stone quoins.
- **Porches:** Arcades at ground level, often with a loggia.
- **Roofs:** Flat with decorative or wide, overhanging cornices. Cornices feature classical detailing and brackets.
- **Storefronts:** Typical on commercial examples, may be wood or metal sash.
- **Canopies:** Typical on commercial examples, may be wood or metal, supported by brackets, or suspended by bars or cables. Canopy roof form typically flat.
- **Windows:** May feature Roman or segmental arch openings. Wood casement or double-hung wood sash windows.
- **Doors:** May feature Roman or segmental arch openings. Typically wood, sometimes with glazing, transoms, and/or sidelights.
- **Chimneys:** Not present on commercial examples.



Renaissance Revival Commerce Building (former Alamo Bank Building), downtown San Antonio.



Renaissance Revival South Texas Building, downtown San Antonio.

French Eclectic

(late nineteenth century to early twentieth century)

Character-Defining Features

- 1 Stucco wall finish
- 2 Irregular building form with turret
- 3 Tall chimney
- 4 Hipped roof with steep pitch



French Eclectic house, Monticello Park Historic District. Note that the windows are not original.

- **Property Types:** Typically applied to residential or institutional buildings with irregular building forms. Turrets and towers are common.
- **Exterior Walls:** Brick or stone masonry, sometimes finished with stucco. Ornamental stone windows, sills, and door and window surrounds may be present.
- **Foundations:** Typically skirted with brick or stone.
- **Porches:** If present, typically partial-width.
- **Roofs:** Hipped or mansard roof forms with a steep pitch. Originally, often clad with slate. Dormer windows and turrets common.
- **Storefronts:** Seldom present on French Eclectic buildings.
- **Canopies:** Seldom present on French Eclectic buildings.
- **Windows:** May be casement or double-hung, with wood or metal sashes. May feature decorative transoms, leaded glass, or stained glass.
- **Doors:** Typically wood, sometimes with glazing, transoms, and/or sidelights.
- **Chimneys:** Brick or stucco, often especially tall.



French Eclectic house, River Road Historic District.



French Eclectic house, River Road Historic District.

Colonial Revival

(early twentieth century)

Character-Defining Features

- 1 Red brick exterior walls
- 2 Entrance portico with pediment
- 3 Double-hung wood windows, paired
- 4 Side-gabled roof form



Colonial Revival house, Monticello Park Historic District.

- **Property Types:** On residential or institutional examples, American four-square, two-story center-passage, Cape Cod, or bungalow. On commercial or institutional examples, one-part commercial block, two-part commercial block, temple front, two-part vertical block, or three-part vertical block.
- **Exterior walls:** Typically brick, but may be wood siding.
- **Foundations:** Typically pier and beam skirted with brick.
- **Porches:** Residential examples often include partial-width or full-width porches, with front-gabled or flat roof supported by wood or stone columns. Residential examples may include a front-gabled or arched portico over the main entrance, supported by brackets.
- **Roofs:** On residential or institutional examples, typically side-gabled or gambrel. Wood cornice and enclosed eaves, often painted white. Slate shingles sometimes present. Dormer windows common on residential examples. On commercial examples, typically flat.
- **Storefronts:** On commercial examples, typically wood sash, cast iron, or aluminum with sidelights and transoms.
- **Canopies:** Commercial examples may lack canopies, especially if temple front. When present, canopies typically may be wood or metal, supported by brackets or columns, or suspended by bars or cables.
- **Windows:** Typically double-hung wood sash, painted white. Often flanked by wood shutters.
- **Doors:** Typically wood, sometimes topped with fanlights. Commonly include sidelights, ornate door surrounds, pediments, etc.
- **Chimneys:** Character-defining feature on residential examples, typically brick.



Colonial Revival house, Monticello Park Historic District. Note the pediment over the door.



Colonial Revival house, Monticello Park Historic District. Note the white trim and dormer windows.

Classical Revival

(early twentieth century)

Character-Defining Features

- 1 Monumental columns with Corinthian capitals
- 2 Balcony with turned balusters
- 3 Centered entrance creating symmetrical front façade with sidelights and transom
- 4 Double-hung wood window



Classical Revival house, Monte Vista Historic District.

- **Property Types:** On residential properties, center-passage, two-story center-passage plan, foursquare, or irregular. Residential, institutional, or commercial examples may use a central-block-with-wings building form.
- **Exterior Walls:** Wood siding, brick, or stone masonry. Quoins may be present at the corners of the front façade.
- **Foundations:** Typically skirted with brick or stone.
- **Porches:** A character-defining feature on residential, institutional, or commercial examples. Full-width or partial-width colonnade or arcade, supported by columns or pilasters with decorative capitals. Porch roof may be flat or front-gabled with a pediment.
- **Roofs:** On residential or institutional examples, flat, side-gabled, front-gabled, or hipped. Slate shingles sometimes present. On commercial examples, typically flat. May feature roof cupola.
- **Storefronts:** On commercial examples, typically wood sash, cast iron, or aluminum with sidelights and transoms.
- **Canopies:** Commercial examples may lack canopies, especially if temple front. When present, canopies typically may be wood or metal, supported by brackets or columns, or suspended by bars or cables.
- **Windows:** Typically double-hung wood sash.
- **Doors:** Typically wood, sometimes with glazing, transoms, and/or sidelights.
- **Chimneys:** Brick or stone if extant. Not present on commercial examples.



Classical Revival Bullis House Inn, Government Hill Historic District. Note the monumental Ionic columns.



Bungalow with Classical Revival influences, King William Historic District.



Classical Revival house, Monte Vista Historic District.



Bungalow with Classical Revival influences, Knob Hill Historic District.



Classical Revival house, Monte Vista Historic District.



Classical Revival house with Queen Anne influences, Dignowity Hill Historic District.

Tudor Revival

(early twentieth century to mid-twentieth century)

Character-Defining Features

- 1 Brick exterior walls with contrasting colors and textures
- 2 Faux half-timbering at gable ends
- 3 Arched main entry with heavy wood front door
- 4 Steep roof pitch
- 5 Gothic-arched porch openings
- 6 Large, prominent chimney



Tudor Revival house, Monte Vista Historic District.

- **Property Types:** On residential or institutional examples, bungalow, L-plan, or irregular.
- **Exterior Walls:** Usually brick masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes wood, stone, or stucco. Faux half-timbering often adorning gable-ends. Wing walls or buttresses sometimes accenting front façade.
- **Foundations:** Usually skirted with brick.
- **Porches:** If present, sometimes include low-sloped Gothic arches supported by brick piers.
- **Roofs:** Gable-on-hip or front gabled. Often complex. Eaves sometimes swept.
- **Storefronts:** Seldom present on Tudor Revival Style buildings.
- **Canopies:** Seldom present on Tudor Revival Style buildings.
- **Windows:** Usually double-hung wood sash. Window openings sometimes feature low-sloped Gothic arches. Sometimes feature picture windows with leaded glass in a lattice pattern.
- **Doors:** Round-arched wood doors with small lites.
- **Chimneys:** Prominent brick chimneys, often on front façade, are a character-defining feature on residential examples. Sometimes feature chimney caps with corbelling or crenellations.



Tudor Revival house, Dignowity Hill Historic District.



Tudor Revival house, Tobin Hill Historic District.



Tudor Revival house, Monte Vista Historic District.



Tudor Revival house, San Antonio.



Tudor Revival house, San Antonio.



Tudor Revival house, Monte Vista Historic District.

Mission Revival

(early twentieth century to mid-twentieth century)

Character-Defining Features

- 1 Molded parapet
- 2 Low-pitched clay tile roof
- 3 Stucco exterior wall
- 4 Arcade with loggia
- 5 Arched entrance ways



Sunset Station, St. Paul Square Historic District.

- **Property Types:** Residential, commercial, or institutional buildings.
- **Exterior Walls:** Usually finished with stucco, either smooth or textured. May feature terracotta or cast concrete ornamentation, typically at door and window surrounds and belt/string courses. May include wing walls at façade edge.
- **Foundations:** Typically skirted with brick or stone.
- **Porches:** Entry portico sometimes present on institutional or commercial examples. Partial-width porch supported by columns or pilasters with decorative capitals. May have second story balcony. Porch may also be an arcade at ground level, often with a loggia.
- **Roofs:** Low-pitched clay tile or flat with a Mission-shaped dormer or roof parapet with terracotta or cast concrete coping. Commercial examples are typically flat. Roof usually has wide-overhanging eaves with exposed rafters in residential examples.
- **Storefronts:** Typical on commercial examples, may be wood or metal sash.
- **Canopies:** Typical on commercial examples, may be wood or metal, supported by brackets or suspended by bars or cables. Canopy roof form typically flat.
- **Windows:** May feature Roman or segmental arch openings. Wood casement or double-hung wood sash windows. Decorative iron trim often present.
- **Doors:** May feature Roman or segmental openings. Decorative stone or iron trim often present.
- **Chimneys:** Residential examples often include clay tile hoods. Not present on commercial examples.



Mission Revival Style house with molded parapet, round-arched entry and doors, and loggia at side porch, Monte Vista Historic District.



Mission Revival pool house, Mission Historic District.

Character-Defining Features

- 1 Stucco exterior walls
- 2 Low-pitched clay tile roof
- 3 Wood casement windows
- 4 Arcade with loggia (not pictured)

Spanish Eclectic

(early twentieth century to mid-twentieth century)



Spanish Eclectic house, Monte Vista Historic District.

- **Property Types:** On residential or institutional properties, L-plan, two-story center-passage, bungalow, or irregular. On commercial or institutional examples, one-part commercial block, two-part commercial block, two-part vertical block, or three-part vertical block.
- **Exterior walls:** Stucco, sometimes with texture or molded decorative wall elements. Tile detailing common.
- **Foundations:** Typically skirted with masonry finished with stucco.
- **Porches:** Sometimes lack porches. Residential examples sometimes feature cantilevered awnings over entrance, or partial-width porches with arched openings supported by masonry piers. Often feature heavy hardware, such as handrails and light fixtures. Second story balconies or roof decks sometimes present.
- **Roofs:** Typically flat or low-sloped hipped, often covered with clay tile.
- **Storefronts:** Typical on commercial examples, may be wood or metal sash.
- **Canopies:** Typical on commercial examples, may be wood or metal, supported by brackets, or suspended by bars or cables. Canopy roof form may be flat, shed, or hipped, often with clay tiles.
- **Windows:** Double-hung or casement windows, with metal or wood sash. Sometimes featuring wrought iron grates or balconies.
- **Doors:** On residential and institutional examples, typically heavy wood, sometimes with small lites. Often feature heavy hardware. Stone door surrounds common.
- **Chimneys:** Stucco, often with tile caps.



Spanish Eclectic house, San Antonio.



Spanish Eclectic house, Monte Vista Historic District.



Spanish Eclectic house, Fulton Avenue Historic District.



Spanish Eclectic house, Monte Vista Historic District.



Spanish Eclectic house, Monticello Park Historic District.



Spanish Eclectic house, Monte Vista Historic District.

Monterey Style

(early twentieth century to mid-twentieth century)

Character-Defining Features

- 1 Full-width cantilevered balcony
- 2 Wrought iron railing at balcony
- 3 Exposed rafter ends at balcony
- 4 Wood windows with shutters



Monterey Style house, Monticello Park Historic District.

- **Property Type:** Typically residential, with center-passage or L-plan form.
- **Exterior Walls:** May be wood siding, asbestos shingle, brick, stone, or stucco.
- **Foundation:** Typically skirted with wood or brick. Skirt walls sometimes battered.
- **Porches:** Full-width or partial-width cantilevered balconies are a character-defining element. Balconies often feature exposed rafter ends, sometimes with carved detailing, and/or decorative wrought iron.
- **Roofs:** Low-sloped hipped or gabled, with deep eaves, often with exposed rafter ends.
- **Storefronts:** Seldom present on Monterey Style buildings.
- **Canopies:** Seldom present on Monterey Style buildings.
- **Windows:** May be double-hung wood sash, wood casement, or metal casement, sometimes with wood screens. Shutters often present.
- **Doors:** Typically wood with glazing, sometimes with transoms and sidelights.
- **Chimneys:** Brick, stone, or stucco, sometimes with corbelling or stone coping.



Monterey Style house, Monte Vista Historic District.



Monterey Style house, Monte Vista Historic District.

Prairie Style

(early twentieth century to mid-twentieth century)

Character-Defining Features

- 1 Low-pitched roof
- 2 Deep eaves
- 3 Horizontal lines emphasized with belt course
- 4 Geometric detailing, such as diamond-shaped tiles
- 5 Banded windows



Prairie Style house, San Antonio.

- **Property Types:** On residential properties, typically L-plan, American four-square, two-story center-passage plan, and bungalow. On commercial or institutional examples, one-part commercial block, two-part commercial block, two-part vertical block, or three-part vertical block.
- **Exterior Walls:** Brick, sometimes Roman brick, sometimes with string course for horizontal emphasis. Stone or tile detailing in geometric pattern sometimes present.
- **Foundations:** Typically skirted with brick.
- **Porches:** Supported by brick piers with stone coping and detailing.
- **Roofs:** On residential examples, low-sloped hipped with deep, enclosed eaves. On commercial and institutional examples, typically flat with geometric detailing at the cornice.
- **Storefronts:** Typical on commercial examples, may be wood or metal sash.
- **Canopies:** Typical on commercial examples, may be wood or metal, supported by brackets, or suspended by bars or cables. Canopy roof form typically flat.
- **Windows:** Typically double-hung wood sash, often with wood screens with geometric detail. Art glass sometimes present.
- **Doors:** Typically wood with glazing, sometimes with transoms and sidelights.
- **Chimneys:** Often present on residential examples. Typically brick, often with stone coping.



Prairie Style house, San Antonio.



Prairie Style house, Monte Vista Historic District.

Craftsman

(early twentieth century)

Character-Defining Features

- 1 Battered foundation
- 2 Tapered porch piers with geometric detailing
- 3 Paired double-hung wood windows
- 4 Exposed rafter ends
- 5 Knee brackets



Craftsman bungalow, Knob Hill Historic District.

- **Property Types:** On residential or institutional examples, L-plan or bungalow. Seldom applied to commercial examples.
- **Exterior Walls:** Typically wood siding, sometimes brick. Sometimes feature wood shingle detailing.
- **Foundations:** Typically skirted with wood or brick. Skirt walls sometimes battered.
- **Porches:** Porches are a character-defining feature. Partial-width or full-width, often with front-gabled roof, typically supported by tapered wood, brick, or stone columns.
- **Roofs:** Low-sloped hipped or gabled, with deep eaves, often with exposed rafter ends.
- **Windows:** Typically double-hung wood sash, often paired, and often with wood screens with geometric detail.
- **Storefronts:** Seldom present on Craftsman Style buildings.
- **Canopies:** Seldom present on Craftsman Style buildings.
- **Doors:** Typically wood with glazing, sometimes with transoms and sidelights.
- **Chimneys:** Brick, sometimes with corbelling or stone coping.



Craftsman bungalow, Olmos Park Terrace Historic District.



Craftsman bungalow, San Antonio.



Craftsman bungalow with stone exterior walls, Knob Hill Historic District.



Craftsman bungalow with tapered stone piers at porch, Dignowity Hill Historic District.



Craftsman bungalow, King William Historic District.



Craftsman bungalow, Monte Vista Historic District.

Character-Defining Features

- 1 Metal casement corner window with balcony
- 2 Curved stucco façade
- 3 Glass block
- 4 Streamlined horizontal banding detail in stucco
- 5 Flat roof

Moderne

(mid-twentieth century)



Moderne house, Monte Vista Historic District.

- **Property Types:** On residential examples, typically ranch or irregular form. Commercial or institutional examples are typically one-part commercial blocks or gas stations.
- **Exterior Walls:** Stucco. Corners often rounded.
- **Foundations:** Concrete slab.
- **Porches:** Residential examples often feature cantilevered flat awnings. Patios or balconies with metal railings may be present.
- **Roofs:** Flat.
- **Storefronts:** Commercial examples typically feature metal storefronts.
- **Canopies:** Commercial examples typically feature cantilevered concrete or metal canopies with a flat or swept roof form.
- **Windows:** Typically metal-sash casement or jalousie. Glass block sometimes present.
- **Doors:** Typically wood or metal, often with glazing.
- **Chimneys:** If present, stucco.



Moderne House, King William Historic District.



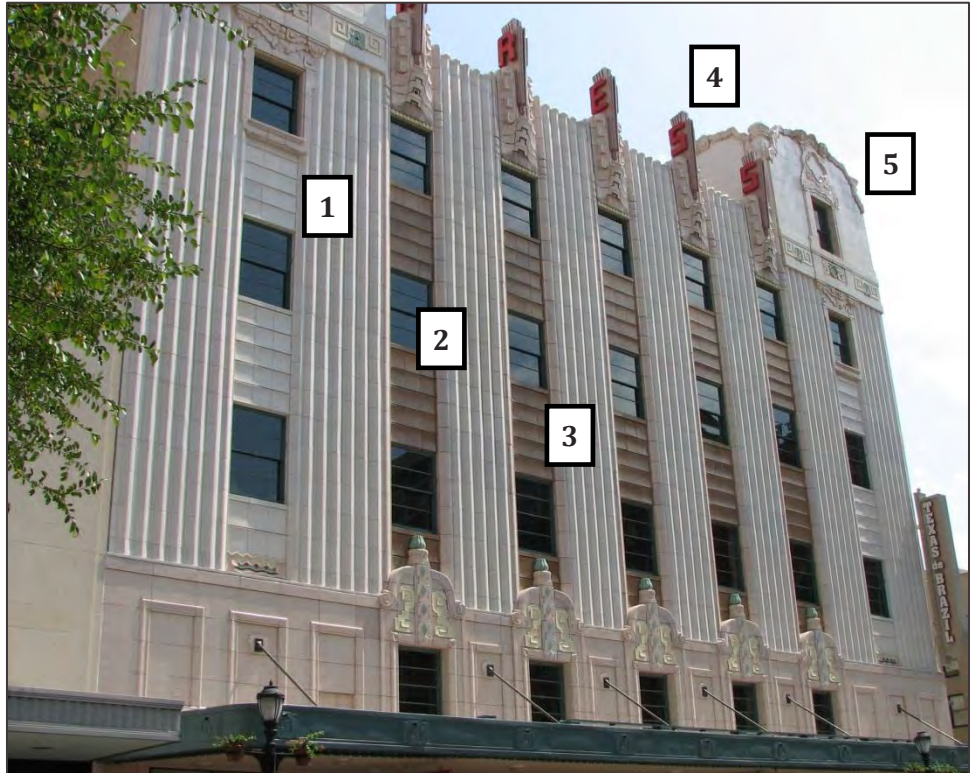
Moderne house, Monticello Park Historic District.

Art Deco

(mid-twentieth century)

Character-Defining Features

- 1 Stone pilasters with fluting
- 2 Metal-sash windows
- 3 Ceramic tile spandrels
- 4 Projecting signage at roofline
- 5 Geometric terra cotta ornament



Detail of the façade of the Kress Building, downtown San Antonio.

- **Property Types:** Commercial or institutional examples may be one-part commercial block, two-part commercial block, temple front, two-part vertical block, three-part vertical block, or gas stations or service stations.
- **Exterior Walls:** Brick masonry, stone masonry, concrete block, stucco, or ceramic tile. Often feature abstracted or geometric detailing in stone, terra cotta, or metal. Stone masonry pilasters often include fluting. Spandrels made of metal, ceramic tile, or glass may be present between windows and pilasters. Projecting signage or marquees may be present on commercial examples.
- **Foundations:** Concrete slab.
- **Porches:** Residential examples often feature cantilevered flat awnings. Patios or balconies with metal railings may be present.
- **Roofs:** Flat.
- **Storefronts:** Commercial examples typically feature metal storefronts.
- **Canopies:** Commercial examples typically feature cantilevered concrete or metal canopies with a flat roof form.
- **Windows:** Typically metal-sash casement. Glass block sometimes present.
- **Doors:** Typically wood or metal, often with glazing.
- **Chimneys:** Seldom present.



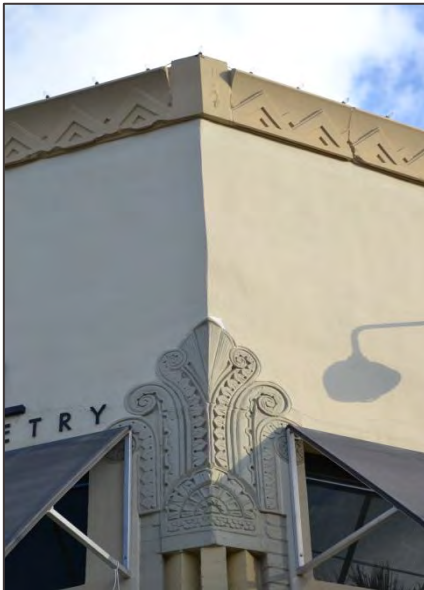
Art Deco school, Monticello Park Historic District.



Art Deco theater, St. Paul Square Historic District.



Art Deco building, San Antonio



Art Deco wall and cornice detail, Monte Vista Historic District. Note that the awnings are not original.



Art Deco door hardware, Monte Vista Historic District.



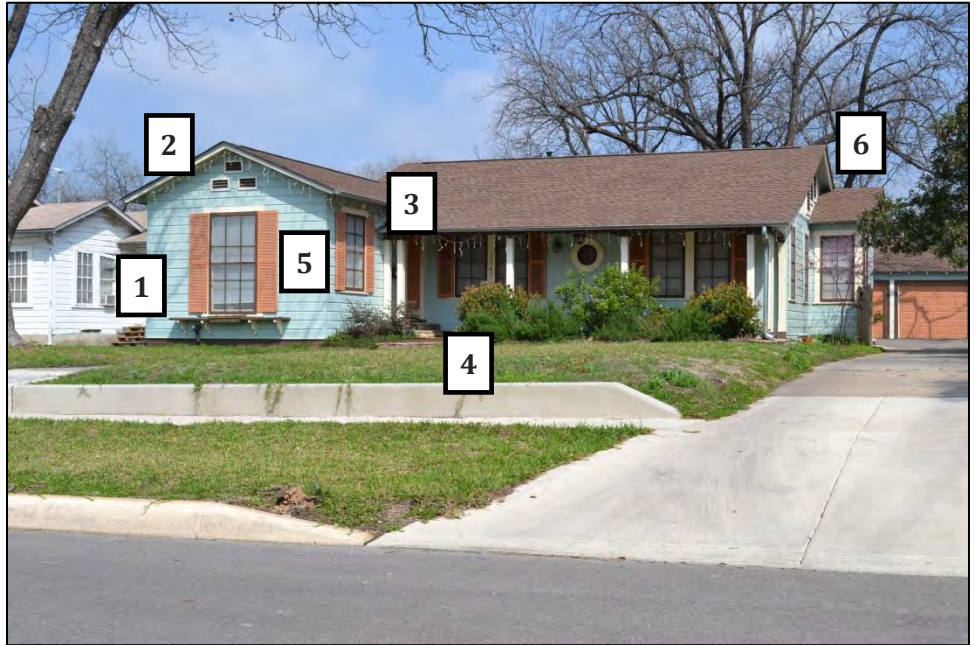
Art Deco building, San Antonio

Minimal Traditional

(mid-twentieth century)

Character-Defining Features

- 1 Exterior wood siding
- 2 Vent detail at gable ends
- 3 Simple wood porch posts. (Wrought iron porch posts also are often present in the style.)
- 4 Concrete porch floor
- 5 Double-hung wood windows with shutters
- 6 Shallow eave overhang



Minimal Traditional duplex, Monticello Park Historic District. Note that retaining wall at lawn is not original.

- **Property Types:** On residential examples, L-plan, modified L-plan, bungalow, or ranch. Seldom applied to commercial or institutional buildings.
- **Exterior Walls:** Wood siding or asbestos shingle. Decorative wood shingles or board-and-batten siding sometimes present at gable ends. Brick or stone veneer sometimes present at water table.
- **Foundations:** Pier and beam with wood skirt, or concrete slab.
- **Porches:** Typically partial width, supported by simple wood posts, geometric wood posts, or metal posts, sometimes adorned with decorative wrought iron. Porch floor typically concrete.
- **Roofs:** Cross-gabled or gable-on-hip.
- **Storefronts:** Seldom present on Minimal Traditional Style buildings.
- **Canopies:** Seldom present on Minimal Traditional Style buildings.
- **Windows:** Casement or double-hung, wood or metal sash. Fixed picture windows sometimes present at front façade. Decorative wood shutters common.
- **Doors:** Wood, often with small lites in geometric patterns or fan lights.
- **Chimneys:** If present, simple brick or stone.



Minimal Traditional house, Mission Historic District.



Minimal Traditional house, Olmos Park Terrace Historic District.

Character-Defining Features

- 1 Deep overhanging eaves
- 2 Low roof pitch
- 3 Metal windows
- 4 Broad chimney
- 5 Clerestory window at gable end

Ranch

(mid-twentieth century)



Ranch house, San Antonio.

- **Property Types:** Typically applied to ranch house forms. Seldom applied to commercial or institutional buildings.
- **Exterior Walls:** Often brick or stone masonry, often using Roman brick or flagstone; sometimes wood siding or asbestos shingle siding.
- **Foundations:** Typically concrete slab, but sometimes pier and beam.
- **Porches:** If present, typically recessed under main roof form and supported by simple wood posts or metal posts, sometimes adorned with decorative wrought iron. Floor typically concrete. Integral stone or brick planters often are evident. Details may exhibit influences of the Colonial Revival or Tudor Revival Styles.
- **Roofs:** Low-sloped hipped or side-gabled, with deep eaves. Clerestory windows sometimes present at gable ends or below eaves. Details may exhibit influences of the Colonial Revival or Tudor Revival Styles.
- **Storefronts:** Seldom present on Ranch Style buildings.
- **Canopies:** Seldom present on Ranch Style buildings.
- **Windows:** Double-hung, casement, awning or jalousie, with wood or metal sash. Picture windows often present at front façade.
- **Doors:** Wood, often with small lites in geometric patterns. Metal or wood screen doors.
- **Chimneys:** If present, broad and simple brick or stone.



Stone Ranch house, Olmos Park Terrace Historic District. Note the sprawling building form.



Ranch house, River Road Historic District. Note the low slope of the roof, the deep overhanging eaves, the wood-sash awning windows at the right, and the metal-sash jalousie windows at the left.

1960s Contemporary

(mid-twentieth century)

Character-Defining Features

- 1 Irregular, organic building form
- 2 Glass window walls
- 3 Exposed reinforced concrete structure
- 4 Ground floor elevated on a plinth



1960s Contemporary building, HemisFair Historic District.

- **Property Types:** For non-residential buildings, irregular forms are typical. Residential buildings may use an irregular or ranch form.
- **Exterior Walls:** Concrete, stucco, wood, Roman brick, flagstone, glass, or tile. No applied ornament. Often curving or angular. Structural elements often exposed.
- **Foundation:** Concrete slab. Ground floor may be elevated on a plinth.
- **Porches:** Cantilevered flat awnings, or recessed under flat roof.
- **Roofs:** Flat, A-frame, angular, vaulted, or irregular.
- **Storefronts:** Typically plate glass with metal framing.
- **Canopies:** Typically cantilevered, constructed with either metal or reinforced concrete. Canopies often have irregular roof forms.
- **Windows:** Double-hung, casement, or fixed, with metal or wood sash. Fixed window walls are common.
- **Doors:** Typically wood or metal, often with glazing.
- **Chimneys:** If present, typically brick or stone.



1960s Contemporary building, HemisFair Historic District.



1960s Contemporary building, Mission Historic District.



1960s Contemporary house, San Antonio.



1960s Contemporary house, San Antonio.

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