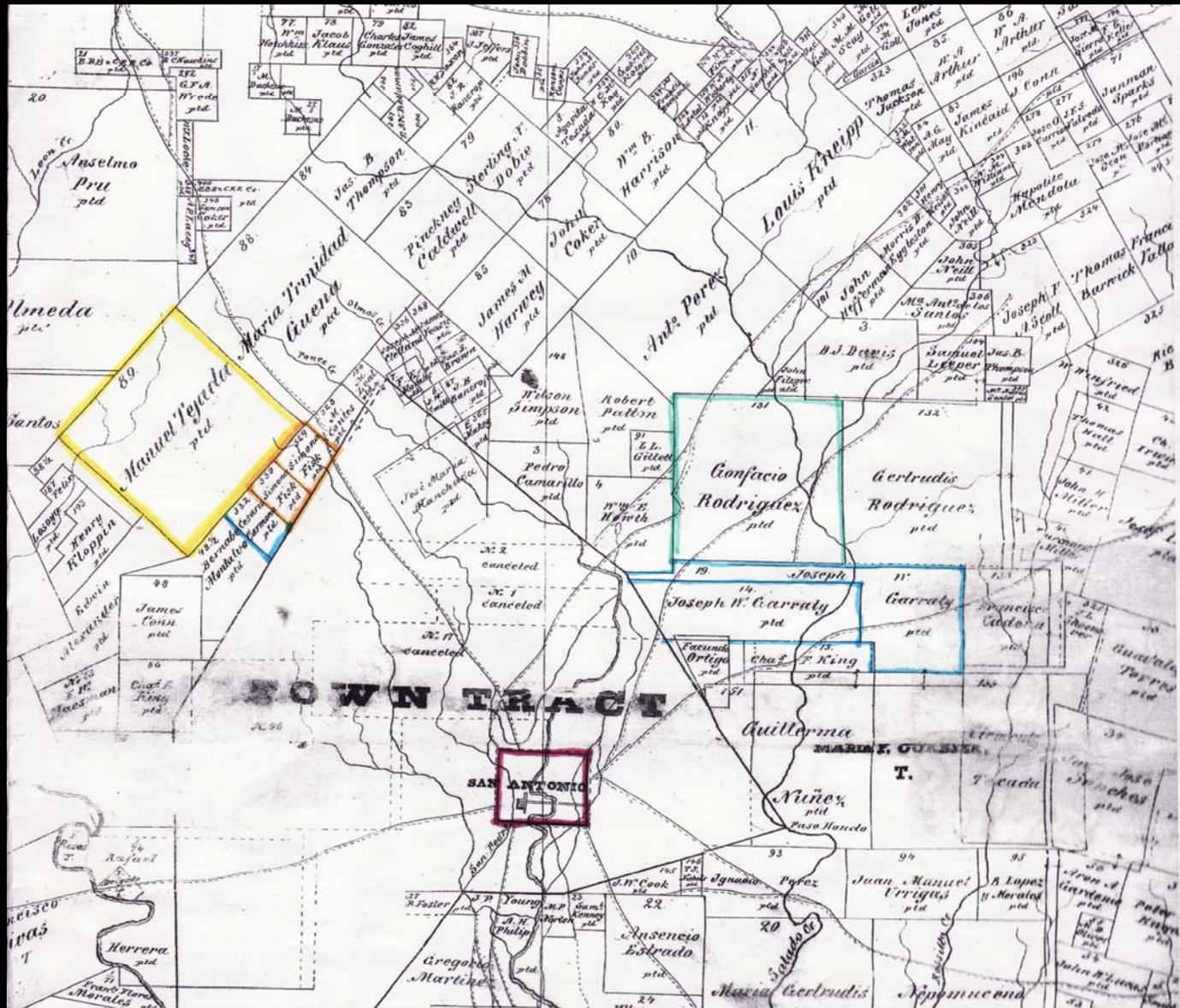


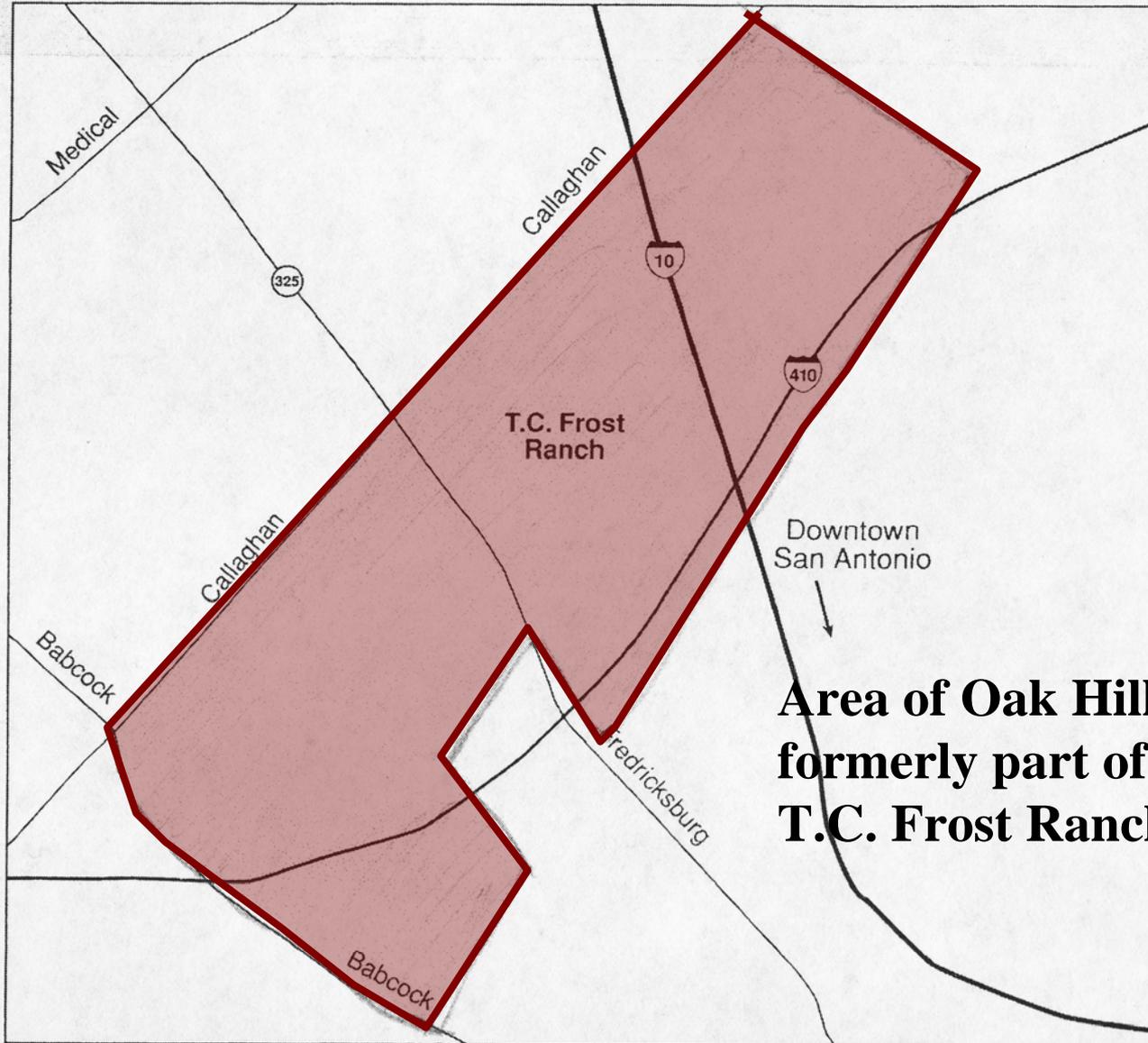
Oak Hills Neighborhood Survey



**Office of Historic Preservation
City of San Antonio**



Early map
of area now
part of Oak
Hills



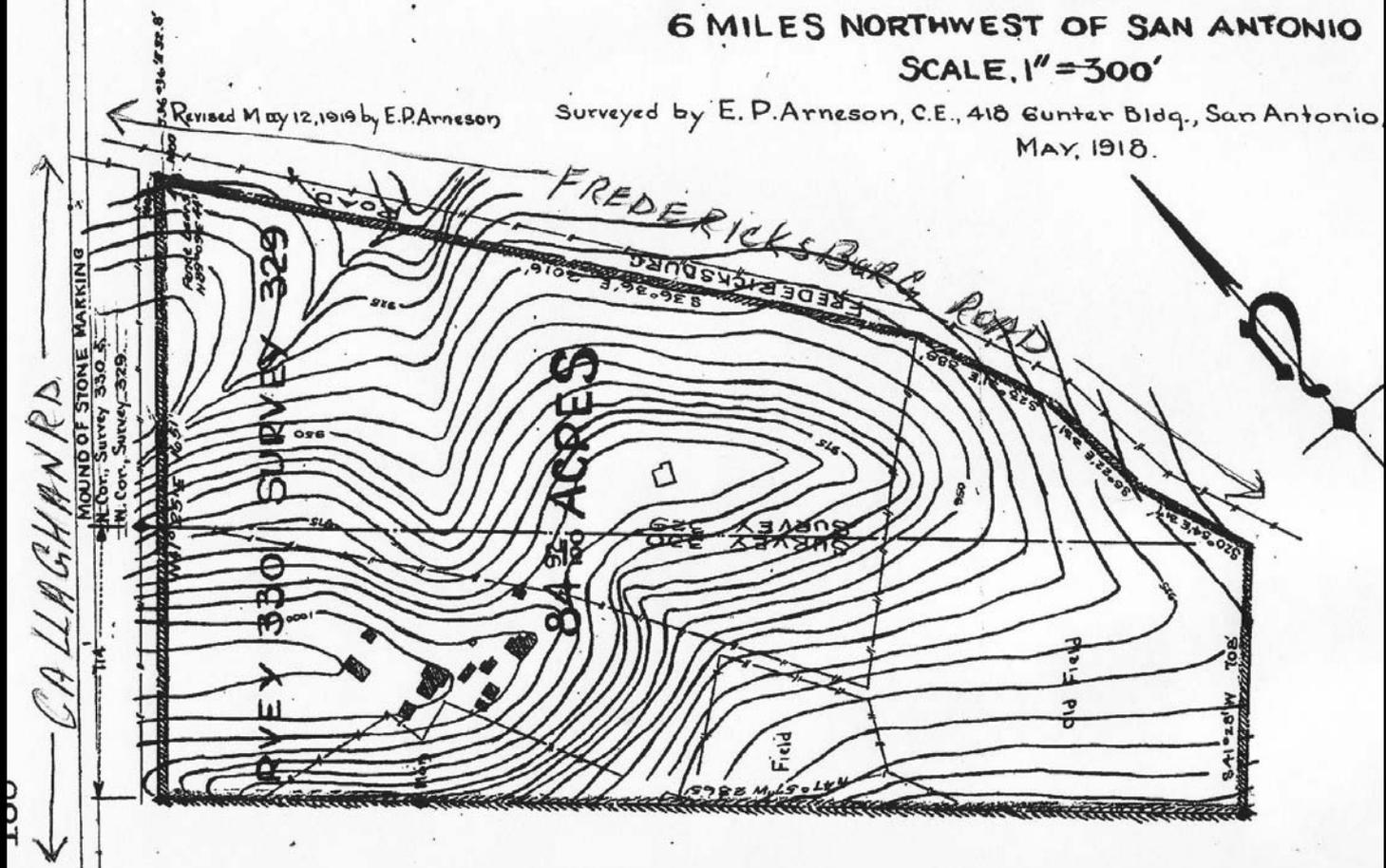
**Area of Oak Hills
formerly part of
T.C. Frost Ranch**

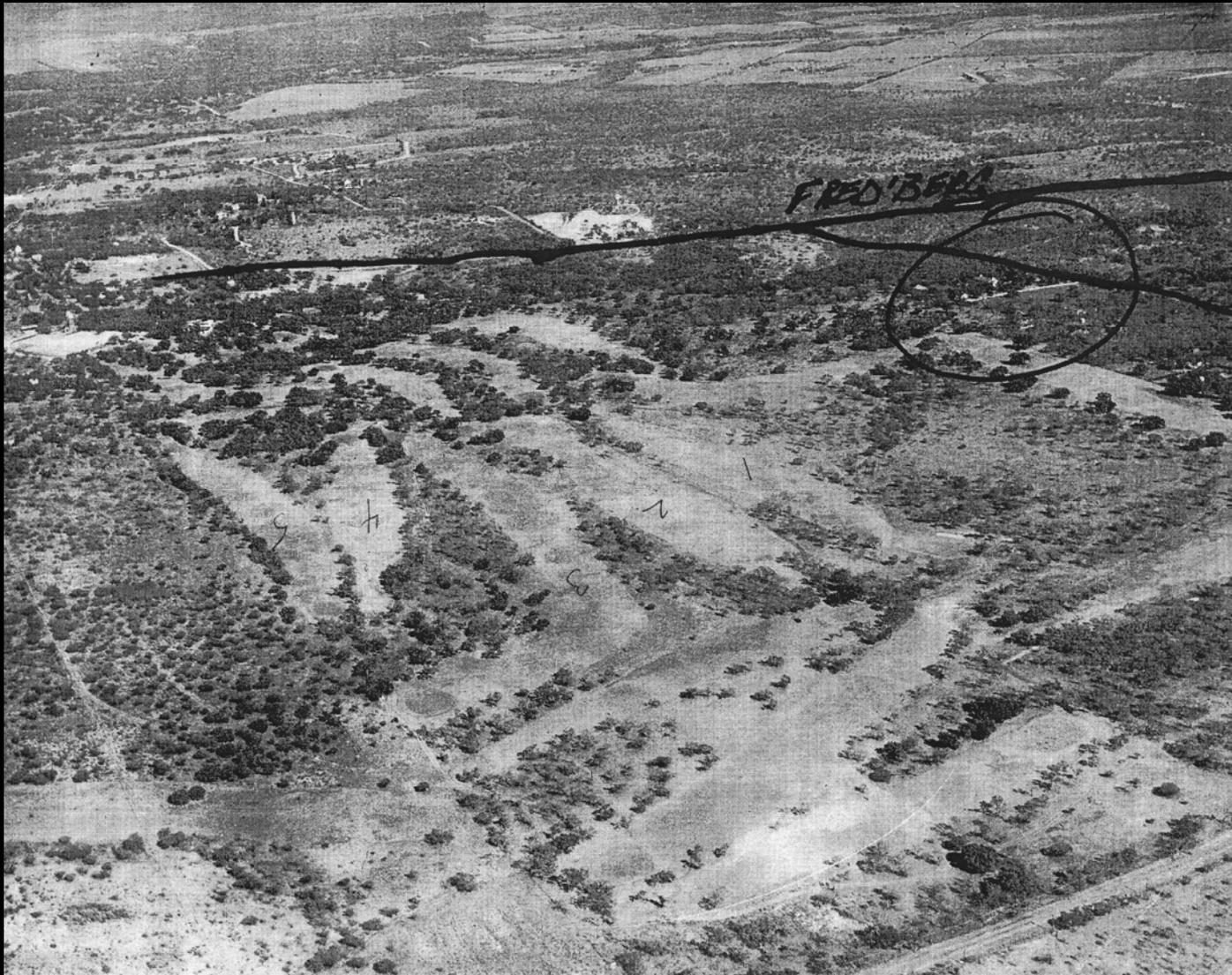
PLAT OF
SUBDIVISION OF NORTHERN PORTION
OF
FROST RANCH

SITUATED
6 MILES NORTHWEST OF SAN ANTONIO
SCALE, 1" = 300'

Revised May 12, 1919 by E.P. Arneson

Surveyed by E. P. Arneson, C.E., 418 Gunter Bldg., San Antonio
MAY, 1918.





The Oak Hills area circa 1940. The golf course links are visible and the location of the Robert Ayres house is circled.



Built circa 1939, the home of architect Robert Ayres at 4017 Greensboro Drive is believed to be the oldest surviving house in the Oak Hills neighborhood.

Robert Ayres and his father, famed architect Atlee B. Ayres, designed a number of San Antonio's most prominent landmarks including Municipal Auditorium, the Smith-Young Tower, the "Taj Mahal" at Randolph Air Force Base and numerous Spanish-inspired residences in San Antonio's finest neighborhoods.



The Oak Hills Country Club before remodeling.

VACATING PLAT
OF
OAK HILLS SUBDIVISION
UNIT 3

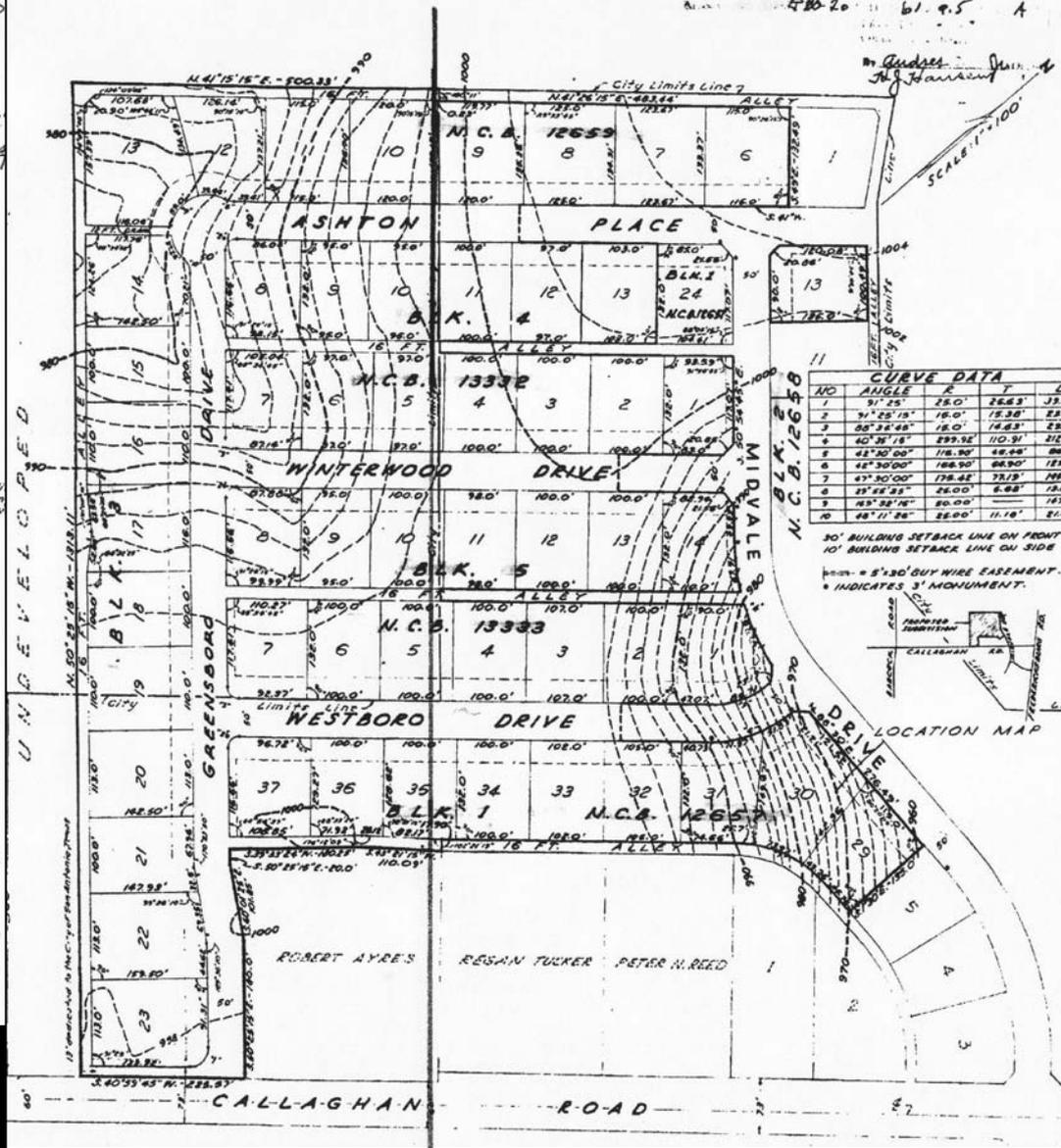
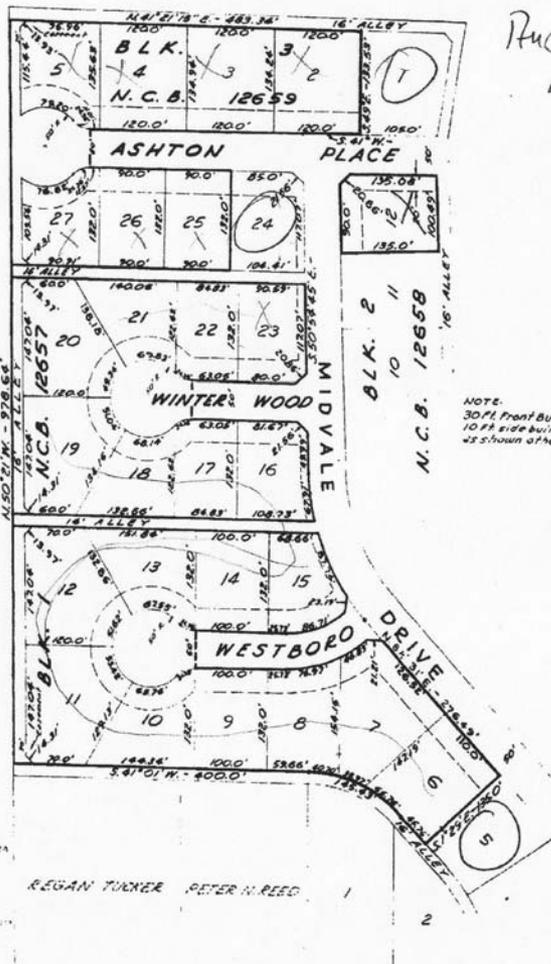
BEING THE VACATING OF LOT 12 BLK 2 N.C.B. 12658, LOTS

OAK HILLS COUNTRY CLUB

OAK HILLS COUNTRY CLUB

Seems to Exclude only lots 1 & 5

Sub 8
61.8.05 A
61.9.5 A



61.8.05. A
61.9.10. A
J. H. Anderson

Oak Hills Plats

CALLAGHAN ROAD

Exclusive Oak Hills Opening Set

San Antonio Express-News SAN ANTONIO NEWS
Real Estate, Building News

SAN ANTONIO, TEXAS, SUNDAY, MAY 1, 1955

PAGE 8-G

Buchek Presents Fine Subdivision

One of San Antonio's most exclusive and carefully planned residential developments will be presented to the public Sunday by V. F. Buchek and Associates. It is Oak Hills, lying southeast of Fredericksburg and Callaghan Roads, just north of Green Pastures.

The development was created by the Buchek group from part of the former Frost Ranch, bought from T. C. Frost and his mother, Mrs. Lillie Beall Frost.

The subdivision contains 170 acres, approximately 200 home sites, extensive parked areas, and a commercial tract.

Trees, High Elevation

Approximately a third of the development is a crescent-shaped hill, Buchek said, studded with oak trees and ranging in elevation from 990 to 1,015 feet above sea level.

Oak Hills was planned by Hare and Hare of Kansas City, nationally noted land planners.

"Everything possible is being done to insure that Oak Hills will be the ideal location for home-seekers who can afford the best," Buchek said last week.

\$20,000-\$100,000 Homes

"Some of the homes now being planned will cost \$20,000 to \$100,000, and restrictions in the deeds will protect those investments.

"Other streets in Oak Hills have been provided for less expensive dwellings, some restrictions being as low as \$20,000, exclusive of the site's cost."

Lots are being sold to individuals who want to build homes

designed for their particular needs by architects, Buchek said, and 20 per cent have been sold.

Choice Location

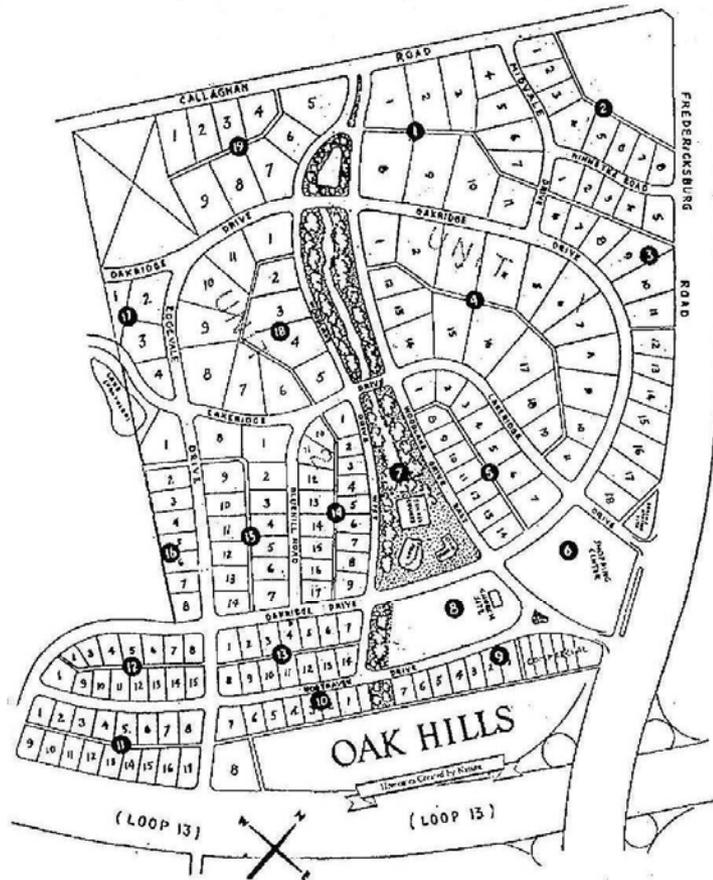
"Oak Hills' location has long been regarded as the choicest plot of undeveloped land available for a really exclusive, fine residential area," Buchek declared.

"We are happy that we have been able to obtain and develop it."

The development lies northeast of the interchange point between the proposed extension of Loop 13 and the northwest leg of the expressway, assuring rapid convenient access to downtown and all points on the Military Hwy., Buchek pointed out.

"We feel that the view from Oak Hills, sweeping as it does over San Antonio for miles, will prove especially inspiring to visitors," the developer added.

Buchek reported also that Hare and Hare plans have resulted in unusually attractive street development, with "wide streets winding through the valley and over the hill" and providing large sites on the crest.



OAK HILLS, exclusive new North Side subdivision, will be formally presented to San Antonians Sunday by V. F. Buchek and Associates. Carved from the former

Frost Ranch, as platted above, the development includes heavily wooded terrain overlooking the city. Elevations range as high as 990 to 1,015 feet.

May 1, 1955

San Antonio Express

Visitors Throng Oak Hills To See De Luxe Sites

Visitors to Oak Hills last Sunday, who didn't get waited on, are cordially invited to revisit the de luxe North Side development this Sunday.

"Our entire staff of salesmen was kept busy all day Sunday showing homesites to prospective buyers," V. F. Buchek, heading the developing firm of V. F. Buchek and Associates, "and we noticed numerous cars that drove through and went on.

High And Wooded

"We hope those folks will come back Sunday and let us show them these exceptional lots."

The subdivision occupies high rolling wooded terrain, ranging up to 1,015 feet altitude, southwest of Fredericksburg and Callaghan Roads.

Planned by Hare and Hare, nationally noted Kansas City planners, it comprises 200 lots ranging from 100 to 220 feet wide, carved from 170 acres.

Offered to Individuals

The sites are being offered to

individuals for \$30 to \$50 per front foot, Buchek said.

The development includes spacious parked areas and space for a commercial center.

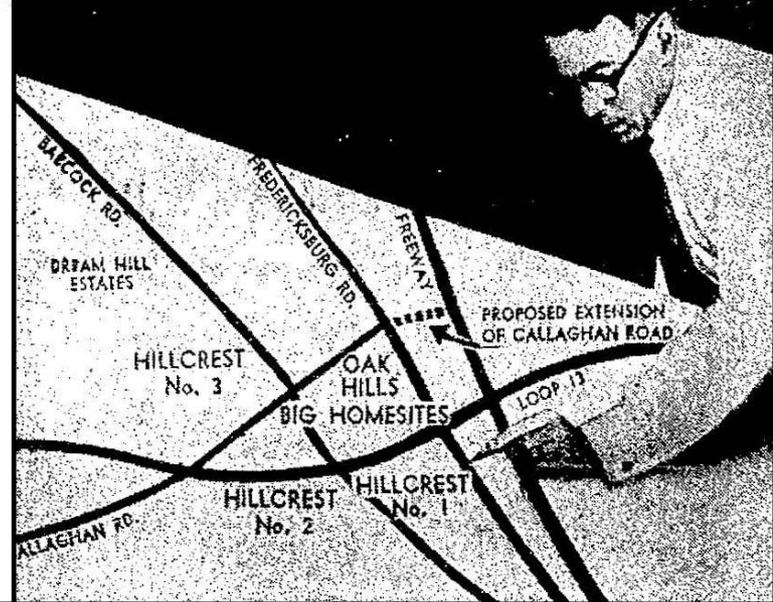
It is situated near the interchange point of the projected Loop 13 extension and the north-west leg of the Expressway, affording quick access to downtown and to military establishments.

More than a fifth of the lots have been sold, Buchek said.

May 8, 1955

San Antonio Express

May 1, 1955 - *San Antonio Light*





Frederick Law Olmsted, 1869



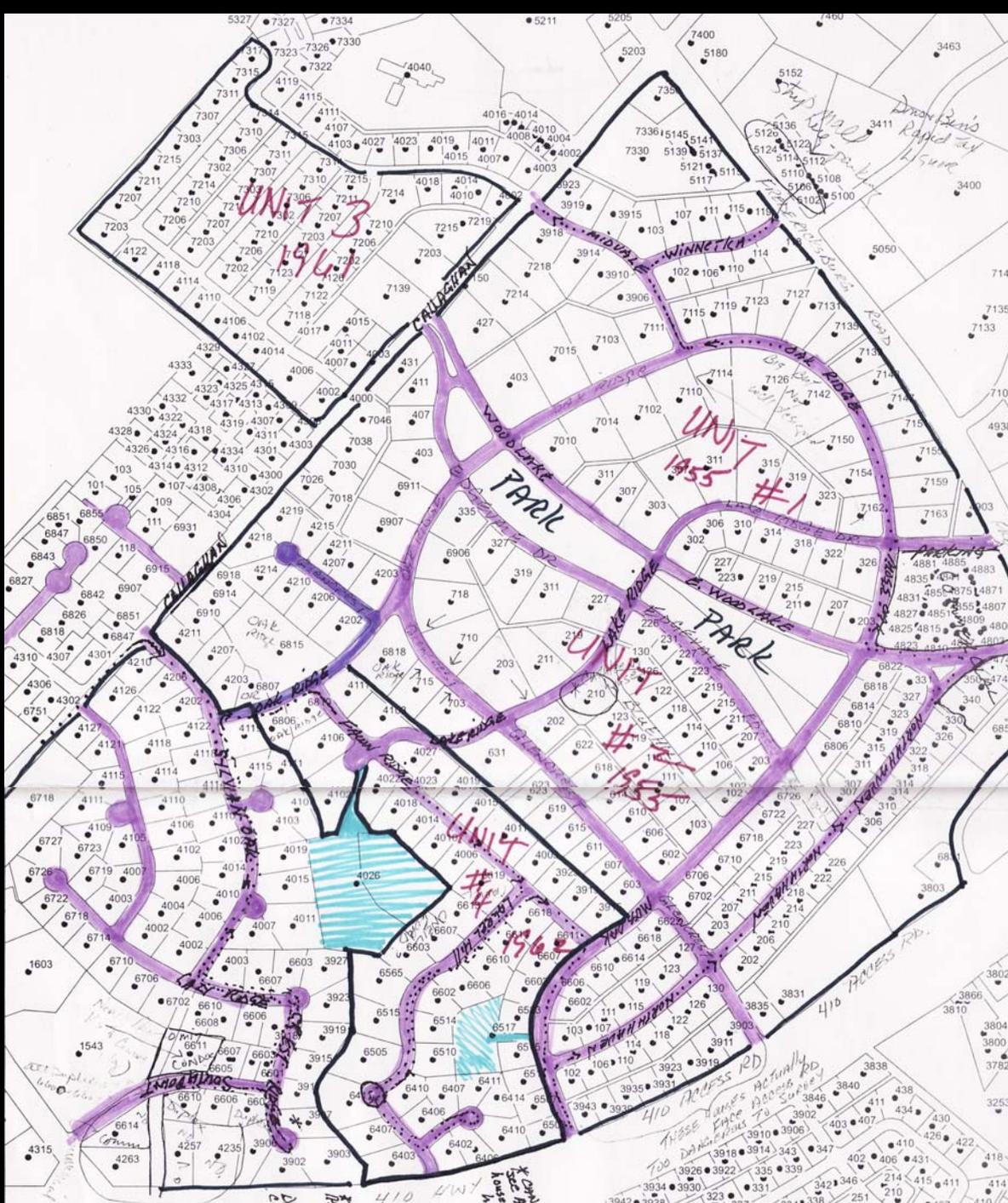
Olmos Park



Alamo Heights



Levittown, New York



Oak Hills

A Perfect Setting for Homes
Costing \$25,000 to \$75,000



Homesites Created by Nature

Main Entrance—4900 Fredericksburg Rd.

Designed primarily for you who can now afford the best and prefer to build your own home. Since March 1, 1956, 31 sites have been bought by individuals who looked, compared and selected OAK HILLS because—

1. Within S.A. Independent School District
2. All city services and utilities.
3. High elevation with a view.
4. Each homesite has its own individual personality.

V. F. BUCHEK & ASSOC.

Floyd Meyers, Sales Mgr.

Developers

Phone PE 4-3161

April 29, 1956

San Antonio Express



The Symbol of Gracious Living...

*Overlooking All
of San Antonio*

Fredericksburg at Colleshan Rd.

(In San Antonio School District)



THE "SMART" HOME

at 318 LAKERIDGE DRIVE

In Beautiful Oak Hills

- 130-foot north front lot
- 300 feet above the downtown area

This rambling ranch-style house of Austin cut stone will be . . .

OPEN FOR INSPECTION SUNDAY, 9 TO 9

- 3 bedrooms
- 2 full-tile baths
- Curved rock interior wall separating living room and paneled den
- Entry and den finished with terrazo floors
- All-electric kitchen
- Central heat and air conditioning

DIRECTIONS: Turn left off Fredericksburg Rd. at "Oak Hills" sign just beyond Green Pastures Restaurant.

JIMMIE "SMART"—Builder—PE 5-6630

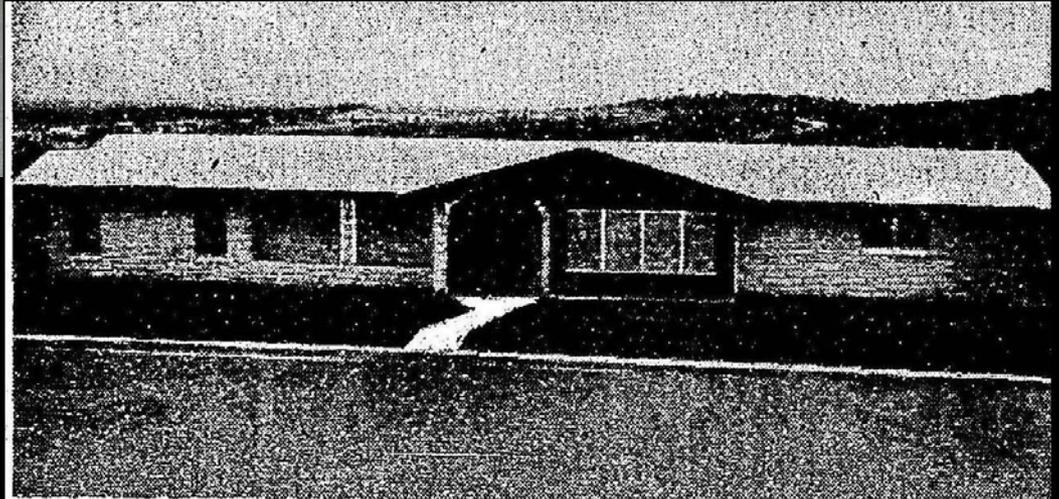
March 18, 1956

San Antonio Express



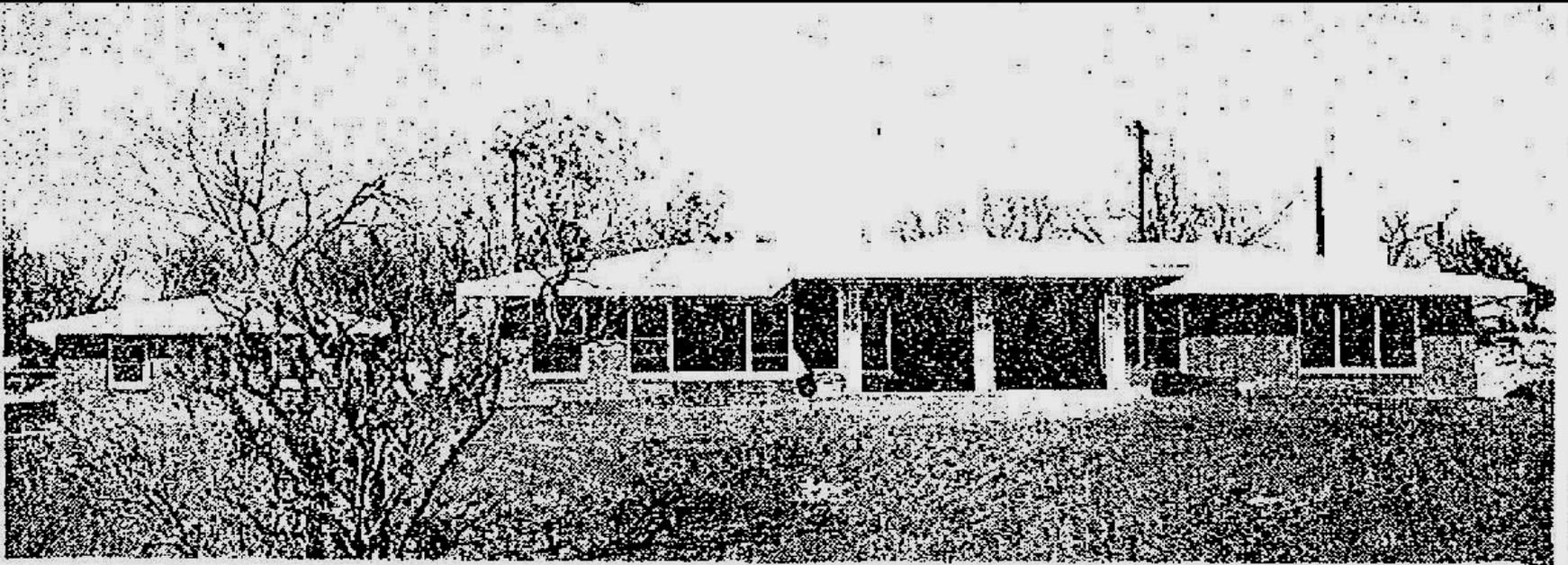
318 Lakeridge

September 18, 1955 - *San Antonio Light*



OAK HILLS HOME AGAIN OPEN—
This is the first home built to date in Oak Hills—and it is being shown again Sunday by Builder Jimmie Smart. There is a panoramic view of San An-

tonio from the rear patio. Go north on Fredericksburg rd., 2 blocks past Green Pastures cafe, turn west on Lakeridge to home.



INITIAL EXHIBIT of "The Gibraltar," first creation by Walter Rock in Oak Hills, swank hilly wooded North Side subdivision, will be held Sunday. Shown above, the red Roman brick dwelling is situated on

Lakeridge Drive and features numerous unusual refinements. It occupies a high lot that commands a sweeping view.



October 21, 1955

*San Antonio
Express*

315 Lakeridge

Kinder Returns to Luxury Home Building With Oak Hills Show

Gilbert E. Kinder has returned to the luxury-home business.

This time he is building in Oak Hills, upper-crust development by V. F. Buckle, southwest of Fredericksburg and Callaghan Roads.

With five of his first eight homes there sold, Kinder will hold a special presentation of his "Casa de Cabana," a plush full-masonry creation at 106 Bluehill Drive, from 10 till dark Sunday.

Air conditioned with a five-ton unit, the swank dwelling contains 2,200 square feet of living space in three bedrooms, family room, and two baths.

Center of the establishment, for outdoor living, is the swimming pool rimmed with patio complete with barbecue pit and cabana.

"From the cabana, every night is Christmas night," Kinder declared enthusiastically, "because you can see all the downtown lights."

Hostess for the showing will be Renee de la Compte of Good Housekeeping.

The luxury creation boasts exposed mahogany-beamed ceiling, ash paneling in the family room, separate dining room, music-intercom system throughout, and carpeting, drapes, and interior decoration by Honigblums.

The showplace can be reached easily by driving out Fredericksburg Road to Woodlake Drive (first street past Green Pastures), turn-

ing left to Oakridge, left again to Bluehill, then right.

The development is six miles from downtown, near the interchange of the projected Expressway leg and Loop 13 extension.

Other features of the exhibit home include storage walls that cut down need for furniture, redwood

fence around the yard, and landscaping.

"Our Oak Hills homes have been designed by Hugh Ledford, architect, and Richard Slavin, associate," Kinder reported, "and have won national acclaim for architectural design."

Baths are full tile and have built-

in vanities.

The showplace boasts a complete General Electric kitchen, with range, oven, garbage disposer, and dishwasher. Cabinets are of birch.

All lots are oversize, Kinder said. Prices range from \$35,500 to \$39,750.

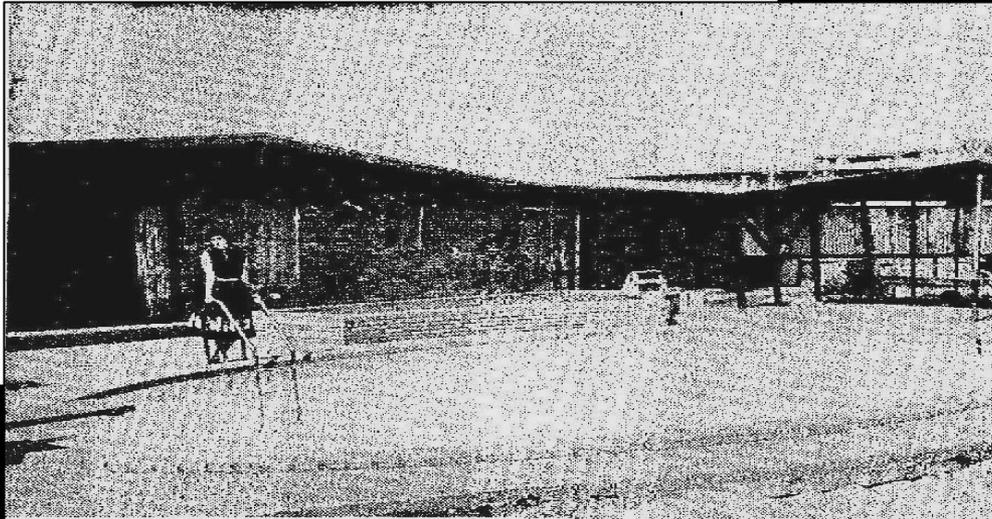
Kinder set something of a record,

in a few years ago, for building and sales in Northwood Estates.

Ledford and Slavin have designed several homes in Northwood Estates and others in Oak Hills, he reported.

Other Kinder homes in the show stage are situated at 110 and 114 Bluehill.

October 7, 1956 - San Antonio Express



BY THE CABANA—Renee de la Compte of New York, shown here by the pool at Gilbert E. Kinder's newest luxury home in Oak Hills, at 106 Bluehill, will act as hostess at the home's first showing Sunday. Mile. de la Compte is associated with Good Housekeeping Magazine and is a professional model.

106 Bluehill



Doug Saunders Shows 2-Story Brick Home High in Oak Hills

By J. S. McNEEL JR.

The first 2-story home built for speculation in years—a grand, well-planned north front brick at 226 Lakeridge, high in Oak Hills west off Fredericksburg rd.—will be shown Sunday.

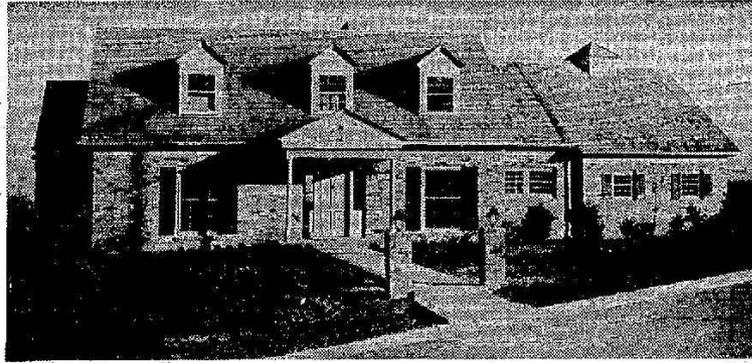
Builder Doug Saunders sold his glamorous Country club contemporary home at nearby 302 Lakeridge to Mr. and Mrs. R. E. Darnaby of Woodruff, Wis. shortly after it was opened.

PENTUP DEMAND

This encourages Saunders, one of the city's outstanding builders, to believe that this comfortable 2-story dwelling at 226 will meet the "pentup demand for such a house among many people with large families."

The home has big rooms—and the upstairs floor offers privacy.

It is in line—admirably—with the trend everywhere for larger



SAUNDERS' CAPE COD IN OAK HILLS—This Cape Cod colonial, 3-bedroom and 2-bath brick home will be shown from 10 a. m. till dusk Sunday for first time by its builder, Doug Saunders. It faces north at 226 Lakeridge

on high point in Oak Hills, west off Fredericksburg rd. This is first 2-story built in many years for speculation. It has library in mahogany, Carrier air-conditioning—plus veranda overlooking city.



Character Defining Features





WILSON
LAKESIDE

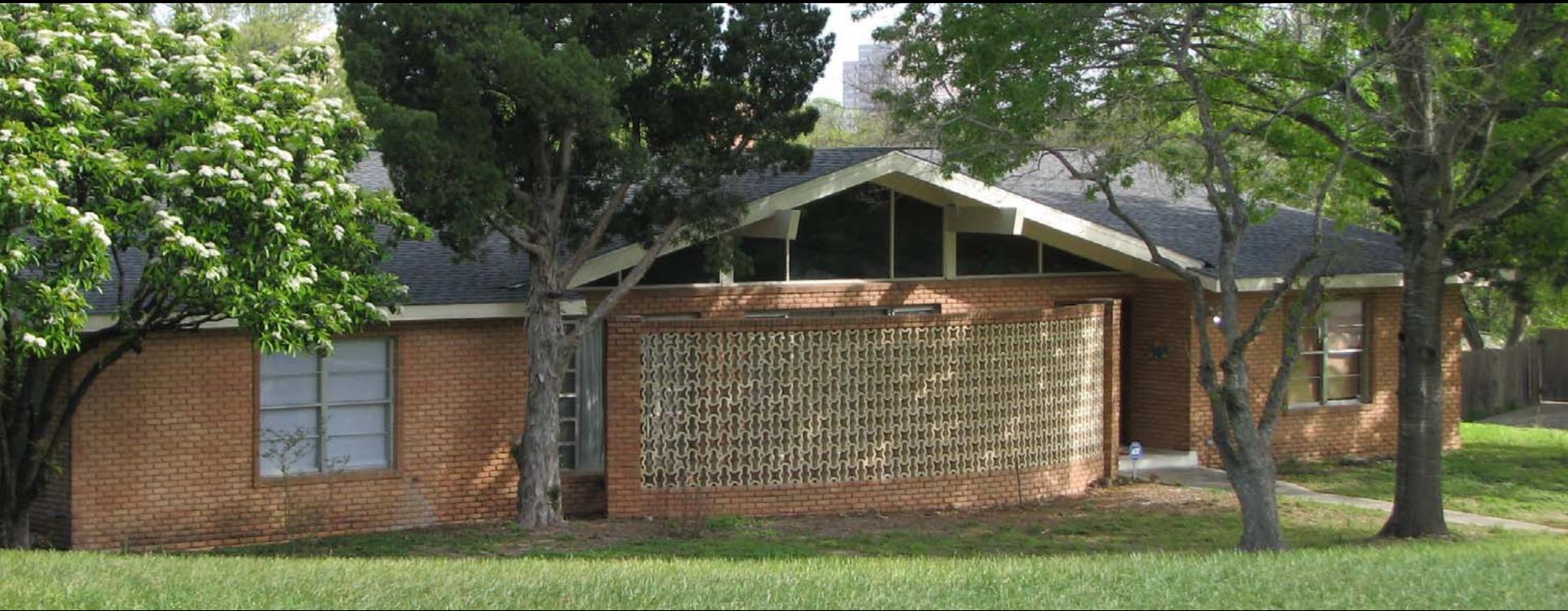
WILSON
LAKESIDE





107













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