

Historical Resources Survey Report

Proposed Improvements to Perrin Beitel Road Bridge, SC-9, San Antonio
Bexar County, Texas

Prepared for the Bexar County Flood Control Capital Improvement Program



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Introduction

Project Description

The proposed project involves a Phase I Environmental Site Assessment in the vicinity of Perrin Beitel Road at its terminal junction with the Austin Highway in San Antonio, Bexar County, Texas. The proposed project includes replacing the existing Perrin Beitel Road bridge at Beitel Creek, removing the Vicar Drive low-water crossing at Beitel Creek east of Perrin Beitel Road, possibly channelizing a segment of the creek east of Perrin Beitel Road, and resurfacing or paving approximately 950 ft of Perrin Beitel Road and the adjacent side streets of Vicar Drive and Briarglen. Except the possible channelization of the creek, all of the proposed work will take place within existing rights of way. The assessment will be performed primarily on the Perrin Beitel Road right of way extending approximately 300 ft north of and 600 ft south of Vicar Drive. The assessment will include evaluation of approximately 200 ft of Vicar Drive just east of Perrin Beitel Road earmarked for possible closure, approximately 400 ft along Briarglen west of Perrin Beitel Road and immediately north of Beitel Creek for a roadway extension, and along Beitel Creek extending approximately 600 ft northeast of and approximately 1,800 ft west of Perrin Beitel Road.

Site Description

The proposed project is in northeast San Antonio near the major interchange of Loop 410 and Interstate Highway 35. Situated along Perrin Beitel Road, it is south of Loop 410 and terminates at the Austin Highway. The San Antonio International Airport is a few miles to the west. Beitel Creek, a tributary of Salado Creek, intersects the proposed project area. The land along Beitel Creek is a natural watershed that has been cultivated or improved with little remnant natural vegetation.

Methodology

Guiding Regulations

Historical resources studies were performed in accordance with the provisions of the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (48 Federal Regulation 44716–42) and take into consideration the National Historic Preservation Act of 1966, as amended (Public Law 96–515), the National Environmental Policy Act of 1969 (Public Law 90–190), the Archeological and Historical Preservation Act of 1974 (Public Law 93–291), Executive Order No. 11593 (“Protection and Enhancement of the Cultural Environment”), the Antiquities Code of Texas (Texas Natural Resources Code of 1977, Title 9, Heritage, Chapter 191), and the City of San Antonio Historic Preservation and Design Section of the Unified Development Code (Article 6 35-360–634). This historical resources survey report provides sufficient documentation for determining the presence of historically significant properties in the Area of Potential Effects for consultation with the Texas Historical Commission, the state historic preservation office.

Area of Potential Effects

Because the proposed improvements are along existing roadways, the Area of Potential Effects for the historical resources survey is defined as 150 ft beyond the proposed right of way and all land parcels partially or wholly therein (Appendix A, Map 1). Resources 45 years and older in the Area of Potential Effects were identified and documented during the reconnaissance survey.

File Search and Literature Review

A file search guided identification of previously designated historic properties in the study area, which is defined as 1,300 ft beyond the proposed right of way. Information was gathered from the Texas Historical Commission's Texas Historic Sites Atlas documentation on National Historic Landmarks, National Register of Historic Places properties, State Archeological Landmarks, Official Texas Historical Markers (Recorded Texas Historic Landmarks, subject markers, and Texas Centennial markers), cemeteries, neighborhood, and museum surveys; and the National Park Service's Historic American Buildings Survey and Historic American Engineering Record.

Inquiries about local landmark designations in the study area were sent to the Bexar County Historical Commission, the San Antonio Conservation Society, and the City of San Antonio Office of Historic Preservation. The Bexar County Historical Commission chair conferred with other commissioners regarding the inquiry, and commissioner Jack Judson responded as a result. He was concerned about the Perrin house and family cemetery, which are outside the study area. Judson and chair Virginia Nicholas noted the presence of the Beitel Memorial Lutheran Church in the Area of Potential Effects, which has had a church on the Austin Highway since 1904, although the present building dates to 1952 (Jack Judson Jr., personal communication 2011; Virginia Nicholas, personal communication 2011). Beth Standifird, librarian at the San Antonio Conservation Society provided relevant articles about the Perrin Beitel Post Office (*The Postal Profile* 1976; Saldaña Sr. 1992; U.S. Postal Service 1979; Willson 1979) and the Perrin Beitel and Salado Cemeteries, the latter of which is also known as Beitel Cemetery (San Antonio Genealogical and Historical Society 1999), all of which are outside the study area. The City of San Antonio Office of Historic Preservation did not respond substantively.

The literature review guided identification of relevant historic contexts in the study area. Maps, aerial images, appraisal district records, and other secondary sources were useful for detecting potential locations of previously undocumented historic-age resources. They also aided in tracing mid- to late-twentieth-century development. These sources were examined to establish estimated dates of construction and identify alterations, additions, and modifications. Maps that include the study area dating

from 1938, 1940, 1953, and 1961 were available (U.S. Army Map Service 1953; Drouet 1938; Texas State Highway Department 1940, 1961). Aerial images of the study area date to 1955, 1966, 1973, 1986, 2004, and 2010 (Nationwide Environmental Title Research 1955, 1966, 1973, 1986, 2004; U.S. Department of Agriculture, National Agriculture Imagery Program 2010). Local appraisal district records helped determine estimated dates of construction, especially for the last quarter of the twentieth century, but these only serve as a guide since they are often approximate and limited to privately held property (Bexar County Appraisal District 2011).

Secondary sources identified appropriate contexts within which to evaluate historic-age resources likely to be extant in the Area of Potential Effects. Sources included materials available on the Internet, particularly The Handbook of Texas Online (Fehrenbach 2011; Gillespie 2011a, 2011b; The Handbook of Texas Online 2011; Long 2011a, 2011b). Articles pertaining to families connected to the study area and other Internet resources were relevant (Bain Media 2008; Beitel Memorial Lutheran Church 2011; Domel 2010; Hathcock 2011; Heide 2011; Military Times, Hall of Valor 2011; MyAlamoHeights.com 2011; P2 Energy Solutions, Inc. 2011; Serna Elementary School 2011; U.S. Department of Commerce 1920, 1930; U.S. Department of Commerce and Labor, Bureau of the Census 1910; U.S. Department of the Interior, Census Office 1860, 1870, 1880, 1900; Waymaking.com 2011). A *Twentieth Century History of Southwest Texas, Volume 1*, was particularly helpful (Lewis Publishing Company 1907). After completion of the reconnaissance survey, secondary sources were consulted to guide interpretation of property types and stylistic influences (Jakle et al. 1989; Jones 2003; McAlester and McAlester 2000).

Culmination of the file search and literature review lead to identification of two historic contexts likely to be pertinent in the Area of Potential Effects. The contexts of community development and architecture are broadly conceived and readily apply to interpreting the evolution of suburban neighborhoods—in this case, the Village North subdivision. In this study area, suburban neighborhoods swelled the outskirts of the expanding city in the 1950s and 1960s. Related property types are domestic, commercial, and religious. Architecture in the Area of Potential Effects reflects popular contemporaneous design influences. A brief synthesis of community development and common architectural forms is presented in the historical background.

Reconnaissance Survey

The reconnaissance survey was performed in accordance with the standards of the Texas Historical Commission. The survey was conducted by project personnel who meet the Secretary of the Interior's professional qualifications standards. Before field investigations were performed, historic maps and aerial images were compared with similar current materials. County appraisal district records were consulted for possible dates of construction (Bexar County Appraisal District 2011). The primary contractor supplied project personnel with the most current right-of-way and right-of-entry documentation for the land parcels in the project area.

The reconnaissance survey began with driving and walking the Area of Potential Effects to become familiar with the project area. Project personnel documented historic-age resources on 11 land parcels in the Area of Potential Effects. The survey included photographic and resource-specific documentation of each building, structure, and object constructed by 1966. At least two digital photographs (generally 1,221x916-pixel resolution minimum) were taken of each identified historic-age resource. Information about each historic-age resource was recorded to develop an inventory by resource number that includes name, location by street address or Universal Transverse Mercator coordinates, property type and subtype, stylistic influence or form, known or estimated construction date, integrity issues, and National Register eligibility recommendation. Since potential historic districts may have been present in the Area of Potential Effects, photographs of representative historic-age and nonhistoric resources were taken. Historic resources survey forms with photographs and other documentation information are provided in Appendix B. Appendix A, Map 2 shows the Area of Potential Effects and the location of identified historic-age resources.

Some minor limitations hampered photographic documentation in the Area of Potential Effects. During one site visit, the weather was misty and foggy, and on the second site visit, bright sunshine created shadows and glare that masked architectural details, especially on Resources 1, 2, and 4–7. Foliage blocked the best views of Resource 1, and parked vehicles limited views of Resources 1 and 4–7. Nevertheless, each historic-age resource was sufficiently photographed and documented to make definitive National Register eligibility recommendations.

National Register Evaluation Criteria

After synthesizing the research and field investigations, project personnel evaluated each historic-age resource in the Area of Potential Effects to assess its National Register eligibility. Eligible historic properties are buildings, structures, objects, sites, or districts that meet the National Register criteria for evaluation. The criteria call for properties considered eligible to be significant for historical associations with events or broad patterns in history (Criterion A), persons (Criterion B), architecture (Criterion C), or prehistoric or historic archeology (Criterion D) (Andrus and Shrimpton 2002; U.S. Department of the Interior, National Park Service, Cultural Resources 1997). In general, properties that are eligible should be 50 years of age or older. To the extent possible, given the limited secondary research allocated for reconnaissance-level contextual documentation, resources in this Area of Potential Effects were evaluated under Criterion A or B when associative qualities were obvious. Each historic-age resource was also evaluated under Criterion C. Criterion D, reserved for historic and prehistoric archeological resources, has no application to resources documented as part of this reconnaissance survey. For each of the criterion, historic-age resources were evaluated within the historic contexts of community development and architecture.

Registration requirements applied to this Area of Potential Effects guided examination of each resource's integrity, which informed recommendations regarding eligibility for the National Register. For resources to be considered eligible, they should retain historical and architectural authenticity, best articulated by the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association (Andrus and Shrimpton 2002; U.S. Department of the Interior, National Park Service, Cultural Resources 1997). However, differing levels of these aspects of integrity will apply in this Area of Potential Effects, depending on the criterion under consideration.

Resources in this Area of Potential Effects that may be considered eligible under Criterion A or B are those associated with events or broad patterns in history or persons affiliated with those activities. Although it is necessary to consider the architectural and physical integrity for resources evaluated under Criterion A or B, attributes of historical integrity will be more highly valued for these criteria. Thus, the most important aspects of integrity for evaluating resources under these criteria are location, feeling, and association. Resources evaluated under these criteria must also be assessed with respect to their integrity of setting, design, materials, and workmanship, but will not be held to as high a standard for these physical attributes. Although stronger candidates will likely offer good representation of each of the seven aspects of integrity, at a minimum, resources eligible under Criterion A or B must be in their original location and retain much of their historic fabric, including building footprint, fenestration pattern, and character-defining details. These resources may have undergone one or more nonhistoric changes that would be acceptable if intrinsic physical features remain intact. Those that have accumulated more than one change to essential physical features, causing a higher percentage of loss to original historic fabric and architectural design, are less likely to be eligible. Also less likely to be eligible are resources that have experienced major changes such as altered fenestration patterns, unsympathetic additions, or loss of important historic components. Those that are in poor physical condition or were moved from their original location and setting are not likely to be eligible. Historic-period changes are acceptable. Resources evaluated as eligible under Criterion A or B should retain notable integrity of feeling, best accomplished with an intact setting that conveys information about the applicable period of significance. Integrity of association must be present with evidence, preferably archival research, that relates information about how the resource, or its owner or occupant, was affiliated with specific events or patterns pertinent to the applicable historic context.

Resources in this Area of Potential Effects that may be considered eligible under Criterion C are those that embody the distinctive characteristics of a style, type, period, or method of construction, and may be representative or rare examples of such. Although it is necessary to consider the historical significance and integrity of resources evaluated under Criterion C, attributes of architectural significance and physical integrity will be more highly valued for this criterion. Thus, the most important aspects of integrity for evaluating resources under this criterion are location, setting, design, materials, and workmanship. Resources evaluated under this criterion must also be assessed with respect to their integrity of feeling and association, but will not be held to as high a standard for these less tangible attributes. Architectural significance and integrity are evaluated by comparing these resources to others of like stylistic influence, type, period, or method of construction in and near this study area. Resources eligible under Criterion C should remain in their original location and retain their historic-period setting. They should have experienced no or few intrusive alterations that permanently modify their design, materials, or workmanship. Consequently, they should be exemplary of their style, type, period, or method of construction and retain character-defining features associated with these physical aspects of integrity. Historic-period changes are acceptable. Integrity of feeling is best accomplished with an intact setting that conveys information about the applicable period of significance. Integrity of association must be present with an explanation that relates how a resource exudes representation or rarity of style, type, period, or method of construction.

Historical Background

Settlement near the Area of Potential Effects dates to the nineteenth century, by which time three prominent families—Perrin, Beitel, and Tobin—held land in the vicinity. The Perrin family had a homestead a few miles north of the Area of Potential Effects along what came to be known as Perrin Beitel Road. Alphonse W. Perrin was a farmer from New York. Born to Swiss-native parents, Perrin went to sea in his late teenage years and returned to New York at the age of 21. He briefly traveled to Wisconsin, where he met his Irish-born future wife, Nina Carr. He sought a warm climate because of illness, and lived in Florida before settling in Texas. From Galveston, Perrin journeyed to Kerrville, where he worked as a photographer and ranch hand in 1870 (San Antonio Genealogical and Historical Society 1999; U.S. Department of the Interior, Census Office 1870). He married Carr and purchased a 604-acre homestead between two tributaries of Salado Creek about 9.5 miles north of downtown San Antonio and just north of present-day Loop 410 (San Antonio Genealogical and Historical Society 1999). By 1880, they had five children, and her mother and a laborer lived with the family (U.S. Department of the Interior, Census Office 1880). They lived out their years on the ranch on what had become known as Perrin Beitel Road by 1910 (U.S. Department of Commerce, Bureau of the Census 1920, 1930; U.S. Department of Commerce and Labor, Bureau of the Census 1910; U.S. Department of the Interior, Census Office 1900). Today, the Perrin homestead and family cemetery are preserved as San Antonio landmarks (City of San Antonio 2011).

The Beitel family had a homestead just north of the Area of Potential Effects, also along what came to be known as Perrin Beitel Road, not too far from its terminal junction with the Austin Highway (Beitel Memorial Lutheran Church 2011; U.S. Department of the Interior, Census Office 1880) Elizabeth Armbrust and Joseph Beitel, both natives of Germany, married in 1813. By 1830, the couple lived in Philadelphia, Pennsylvania. They traveled with a son to Galveston in 1838, then by steamboat to Houston, where he briefly had a bakery and grocery store. In 1840 they moved to Bastrop and then Cedar Creek. Beitel took part in conflicts between the Republic of Texas and a Comanche peace delegation and in the Battle of Salado in 1842. By 1842 the Beitel family had established a homestead in Bexar County at Austin Crossing on Salado Creek, about 8 miles north of downtown San Antonio and north of present-day Loop 410, at what is now 4101 Swans Landing (Lewis Publishing Company 1907:414–415). By 1860, they lived there with 10 children, and his real and personal estate combined was valued at \$10,000 (U.S. Department of the Interior, Census Office 1860). They transported cattle along the Chisholm Trail. He and four sons fought for the Confederacy, leaving his wife with a young son and daughters to run the ranch. After the war, they started the Beitel Lumber Company, transporting lumber from Florida to San Antonio (Beitel Memorial Lutheran Church 2011). The couple appear to have been separated in 1880, when they lived a small distance apart, he with the Ford family and she with a son and two daughters (U.S. Department of the Interior, Census Office 1880). He moved to San Antonio in 1887 and died that year. By 1900, his widow resided with a son and daughter in San Antonio on what was then known as Garden Street (U.S. Department of the Interior, Census Office 1900). In 1903, the same year she died, Elizabeth Beitel donated six acres out of their homestead on Salado Creek to Pastor Gohdes, a trustee of the Evangelical Lutheran Mission at Lookout, Texas, to build a church. In early 1904, the Beitel Memorial Lutheran Church (Resource 11) was established just east of Perrin Beitel Road, at its terminal junction with the Austin Highway. The Beitel family furnished construction materials for the church after the matriarch's death (Beitel Memorial Lutheran Church 2011; Lewis Publishing Company 1907:414–416). The original church was likely a small wood-frame front-gable building with a steeple, a common form for this building type at the time.

Just west of the Area of Potential Effects on Salado Creek was the Tobin family estate, Oakwell Farms. With success in ranching, lumber, and other business ventures, generations of Tobins achieved local prominence. Originally a sheep farm, Oakwell Farms was named for the family's ancestral manse in England that author Charlotte Brontë depicted in her 1849 novel *Shirley* (MyAlamoHeights.com 2011). William Gerard Tobin Sr. (1933–1884) and Josephine Smith Tobin (1836–1908) were pillars of San Antonio society and had 10 children. He was an early promoter of Texas-style Mexican foods, selling canned chili con carne to the army and navy in the early 1880s, but the canning facility ceased operation

upon his 1884 death (Gillespie 2011a). Her father, John William Smith, was the city's first mayor under the Republic of Texas; he served three terms between 1837 and 1844 (Waymaking.com 2011). One of his grandsons, John Wallace Tobin (1867–1927), was a city alderman and fire chief, county sheriff and treasurer, and, from 1923 until his 1927 death, mayor of San Antonio (Gillespie 2011b; P2 Energy Solutions, Inc. 2011).

The Tobins' grandson, Edgar Gardner Tobin (1897–1954), pursued an interesting career. He attended the San Antonio Military Academy and was the first World War I pilot from Texas to attain the title ace with Capt. Eddie Rickenbacker's "Hat in the Ring" 94th and 103rd air squadrons (The Handbook of Texas Online 2011; P2 Energy Solutions, Inc. 2011). First Lieutenant Tobin earned the Distinguished Service Cross award for extraordinary heroism in action while serving near Viéville, France, in July 1918 (Military Times, Hall of Valor 2011). Tobin also earned the Croix de Guerre, the French decoration for valor. By age 22, he achieved the rank of major, possibly the youngest in the army at the time (P2 Energy Solutions, Inc. 2011). Upon his return to San Antonio, he lived with his parents at 505 St. Mary's Street. He worked as an automobile salesman at Pierce-Arrow dealership and agent for the commercial airline American Eagle (P2 Energy Solutions, Inc. 2011; U.S. Department of Commerce, Bureau of the Census 1920). In 1926, he married Margaret Lynn Batts Tobin (1900–1989), daughter of Judge Robert Lynn Batts, who was chief judge of the 5th U.S. Circuit Court of Appeals in New Orleans and a regent of the University of Texas (Domel 2010; U.S. Department of Commerce, Bureau of the Census 1930). The couple lived at 311 Howard Street, near downtown (U.S. Department of Commerce, Bureau of the Census 1930). Edgar used a portion of his inheritance to invest in an aerial photography business and founded the Edgar Tobin Aerial Survey Company (The Handbook of Texas Online 2011; P2 Energy Solutions, Inc. 2011; Waymaking.com 2011). Tobin's new venture took advantage of the rapidly growing oil business in Texas. Every developing oil field needed exploration maps: geologists required maps to record surface interpretations, engineers used maps to plan pipeline routes, and landmen needed information to obtain ownership rights for leases. His clients were oil companies in Texas and abroad, among them the Humble Oil and Refining Company (now ExxonMobil Corporation). Within two years, Tobin had guided his company in mapping more than 3,000 miles of pipelines and numerous oil fields. During World War II, he served as a civilian adviser to General Henry H. Arnold of the army air forces and offered his company's expertise mapping the entire United States for the federal government. The company also dedicated resources to the U.S. Army Map Service and provided maps used in the invasion of North Africa and Normandy. Tobin died in a 1954 plane crash in Shreveport, Louisiana, an event that also took the lives of 11 other prominent businessmen. At the time of his death, the company was the largest aerial mapping firm in the world (The Handbook of Texas Online 2011; P2 Energy Solutions, Inc. 2011).

After his father's death, son Robert Lynn Batts Tobin (1934–2000) left the University of Texas at age 19, returned to San Antonio, and operated his father's business. The young Tobin showed the same acumen for business as his father, and continued to build the nation's largest and highest-quality aerial map company for the oil industry. He was a generous philanthropist and patron of the arts, contributing to opera in New York, Santa Fe, and San Antonio; art in New York and San Antonio; and the library in Boston (P2 Energy Solutions, Inc. 2011).

The closest community to the Perrin, Beitel, and Tobin landholdings was Fratt. By the nineteenth century, this small community had formed just northeast of the Area of Potential Effects. It was a flag station on the Missouri, Kansas and Texas Railroad, which paralleled the Austin Highway, also known as U.S. Highway 81. By the mid-1930s, the town had a general store, church, and station house (Long 2011a).

Scattered settlement was present near the Area of Potential Effects from the 1930s through the 1950s. By 1936, the church and small businesses had been built at the junction of Perrin Beitel Road and the Austin Highway (Texas State Highway Department 1940). Nearby was a farmstead on Beitel Creek that had a long driveway to Perrin Beitel Road, as well as Serna School and a Salado Gravel Company pit (Drouet 1938). The school and a post office were named for local landowner Ignacio Felix Serna, a Mexican national rescued and adopted by an Indian agent in the 1840s (Hathcock 2011; Serna Elementary School 2011). Serna married Frances Virginia Hines (Heide 2011). The Sernas donated land for the original school (no longer extant), which was south of the junction of Perrin Beitel Road and the

Austin Highway. Sometime between 1953 and 1955, it consolidated with Northeast School and was relocated to that school's original site on the north side of present-day Loop 410, just west of Perrin Beitel Road, where it continues to operate (U.S. Army Map Service 1953; Nationwide Environmental Title Research 1955; Serna Elementary School 2011). Fratt's population declined after World War II, and only 25 occupants remained in 1946 (Long 2011a). In 1952, the Beitel Memorial Lutheran Church built a new two-story brick building inspired by Classical Revival design. The symmetrical rectangular plan, balanced fenestration pattern, paired windows, brick pilasters, and cast-stone windowsill consoles reinforce the classical motif. By 1953, two small U-shaped trailer courts were along the Austin Highway, one east of Perrin Beitel Road and one to its west. The farmstead on Beitel Creek was still present. Part of the creek may have been dammed by this time. Perrin Beitel Road had a bituminous surface, and Zuercher Road (later to become part of Loop 410) was present (U.S. Army Map Service 1953; Drouet 1938). By 1955, the farmstead on Salado Creek had some terracing. A bridge spanned the Perrin Beitel Road crossing of Beitel Creek by that time and some commercial development was present, especially along the south side of the Austin Highway on both sides of Perrin Beitel Road. An automotive service station (Resource 10) was at the northeast corner of the junction of Perrin Beitel Road and Austin Highway. However, most prominent was the creeping suburban development present southwest of the Area of Potential Effects (Nationwide Environmental Title Research 1955).

Highway construction in the vicinity of the Area of Potential Effects presaged extensive suburban development. By the early 1960s, this part of Bexar County had been incorporated into the city limits of San Antonio. The federal interstate highway system adopted the route of much of the Austin Highway/U.S. Highway 81 for the new Interstate Highway 35, which stretched from Laredo to Duluth, Minnesota, although the newer portion of the highway would arc due south northeast of Fratt and the older road would continue as it had, southwesterly through the Area of Potential Effects, to downtown San Antonio (Texas Highway Department 1961).

Infrastructure to support a mid-1960s boom in residential development in the Area of Potential Effects included an electric power line (Resource 3). The Village North neighborhood had boundaries of Running Creek Drive and Hunting Path on the north, Perrin Beitel Road on the east, Briarglen on the south, and Beitel Creek on the west. Another section of the neighborhood developed simultaneously on the west side of the creek, south of Loop 410, with Salado Creek as its west boundary (Nationwide Environmental Title Research 1966). Proximity to the new highways and the expanding San Antonio International Airport made the area an attractive location.

The city's already large military population escalated during the Cold War era when army and air force bases served as important training and administrative centers. After the war, thousands of veterans enrolled in local colleges and universities, sought civilian employment, and started families. San Antonio was also a major retirement center for military families attracted to the low cost of living and the access to two large medical centers, Wilford Hall and Brooke Army Medical Center. Subdivisions sprang up to meet the demand for housing (Fehrenbach 2011; Long 2011b). Robert Lynn Batts Tobin donated a portion of Oakwell Farms to the City of San Antonio for the new Oakwell Library, which opened in 1969. It was later renamed the Tobin Library at Oakwell (Domel 2010).

Subdivisions like Village North offered unpretentious one-story single-family homes that were very affordable and extremely modest examples of then-popular modern architectural styles. The most common style in the Area of Potential Effects is Neocolonial Style, which was derived from Colonial Revival design initially popular in the 1920s and rejuvenated in the Cold War era. Resources 2 and 4–8 are examples of Neocolonial Style. Unlike the strict design of its precedent, Neocolonial Style broadly interprets form and detailing with atypical roof configurations but symmetrical fenestration patterns. Multiple-light metal screens, rather than windows, are often 6/6; decorative shutters embellish windows and some doors. Neocolonial Style typically references early British colonial residential design, as does the house at 4102 Briarglen (Resource 6), with its post-supported front-gable porch with boxed cornice returns, decorative shutters, and stylized paneling beneath some windows. Less commonly, Neocolonial Style houses incorporate characteristics of Spanish colonial design, as does the house at 4022 Briarglen (Resource 5) with its round-arched window and sturdy brick porch piers. Two houses (Resources 1 and 9) in the Area of Potential Effects are examples of Contemporary Style. They can have irregularly-massed

gable roofs. Those in the Area of Potential Effects have overhanging eaves, with exposed rafter tails or brackets, that derive from Craftsman- and Prairie School-inspired design. Traditional detailing is absent, and they feature various combinations of textured exterior cladding—wood, brick, stone, or stucco (McAlester and McAlester 2000:482–483). The house at 8202 Windover Road (Resource 8), for example, has a side-gable roof with overhanging eaves. Its front-gable porch has exposed brackets.

In the vicinity of the Area of Potential Effects, some new construction took place in the 1970s and later. By 1973, a multiple-unit senior citizen facility faced east on Perrin Beitel Road with the Village North neighborhood lining its west side. Along the Austin Highway, the U-shaped travel court west of Perrin Beitel Road had developed into a large mobile home park by 1966 and expanded even more in the 1970s. The travel court east of Perrin Beitel Road and Austin Highway was largely unchanged from its earlier size. Substantial commercial and industrial development had occurred along the Austin Highway, especially on its south side (Nationwide Environmental Title Research 1966, 1973). Early in the decade the Beitel Memorial Lutheran Church built a large Contemporary Style addition that demolished a portion of the 1952 building and totally obscured extant remains from view. The city built a new bridge spanning the Perrin Beitel Road crossing of Beitel Creek in 1975. Between 1973 and 1986, commercial, industrial, and multiple-family housing developed on the east side of Perrin Beitel Road and just west of it, and as a flood-control measure, large concrete drainage channels were installed (Nationwide Environmental Title Research 1973, 1986). Sometime between 1986 and 2004, 10 houses along Briarglen were demolished, likely because of their precarious position in the Beitel Creek floodplain. Apartment complexes were constructed between Village North and Loop 410. An apartment complex replaced the mobile home park west of Perrin Beitel Road, and a shopping center supplanted the travel court to the east (Nationwide Environmental Title Research 1986, 2004). Robert Lynn Batts Tobin donated 89 acres out of Oakwell Farms, including the original homestead, to the city in 2009. Today the Robert L. B. Park is part of the Salado Creek greenbelt project, which will eventually link all the parks along the waterway inside Loop 410 (Domel 2010; P2 Energy Solutions, Inc. 2011; Waymaking.com 2011).

Findings and Recommendations

Previously Designated Historic Properties

The file search revealed no previously designated resources in either the study area or the Area of Potential Effects. No resources are designated as National Historic Landmarks, National Register properties, State Archeological Landmarks, or Official Texas Historical Markers of any kind. No resources have been documented in cemetery, neighborhood, or museum surveys, and none have undergone recordation for the National Park Service's Historic American Buildings Survey or Historic American Engineering Record.

National Register Eligibility Recommendations

The reconnaissance survey identified and documented 11 historic-age resources on 11 land parcels in the Area of Potential Effects (Appendix A, Map 2; Appendix B; Appendix C). The resources consist of domestic (8 resources), industrial (1 resource), commercial (1 resource), and religious (1 resource) property types constructed between about 1952 and 1966. Applying the appropriate registration requirements for the contexts of community development and architecture to these resources, none have strong enough historical associations or architectural characteristics to be considered eligible for the National Register, either individually or as a historic district.

Domestic single-family dwellings are the most abundant property type in the Area of Potential Effects. Eight are modest single-family dwellings (Resources 1, 2, and 4–9). Styles represented include Neocolonial (Resources 2 and 4–8) and Contemporary (Resources 1 and 9). These dwellings are each in their original locations. However, they do not retain integrity of design, materials, or workmanship. Many have experienced alterations to fenestration patterns, and most have had original doors, garage doors, siding, or porch components replaced with nonhistoric materials. A few houses have been compromised by garage enclosures or alterations, expanded driveways, and modern fences. They are commonplace, possess no special attributes, and do not impart historical or architectural qualities that are clearly distinguishable. None of these dwellings is exemplary of its style, type, period, or method of construction. As such, the domestic resources documented in the Area of Potential Effects are recommended as not eligible for the National Register under Criterion C. Furthermore, because these dwellings have no obvious associative qualities with important historical trends, events, or people, they are recommended as not eligible for the National Register under Criteria A and B.

An electric power line (Resource 3) was built in about 1966 to support suburban development in the area. This line has undergone routine maintenance that required the replacement of numerous components with nonhistoric parts. More egregious, however, is the presence of massive modern transmission lines that are in the right of way. The resource is commonplace, possesses no special attributes, and does not impart historical or engineering qualities that are clearly distinguishable. It is not exemplary of a style, type, period, or method of construction. As such, the electric power line documented in the Area of Potential Effects is recommended as not eligible for the National Register under Criterion C. Furthermore, because the resource has no obvious associative qualities with important historical trends, events, or people, it is recommended as not eligible for the National Register under Criteria A and B.

A commercial automobile service station (Resource 10) was built about 1955 and presently houses an used automobile dealership. It is an oblong box with a flat roof and appended canopy; a rear portion has a two-berth service area. The building is in its original location, but its fenestration pattern has been altered, and its doors, windows, siding, and roof components are nonhistoric, compromising the building's integrity of design, materials, and workmanship. The building is commonplace, possesses no special attributes, and does not impart historical or architectural qualities that are clearly distinguishable. It is not exemplary of a style, type, period, or method of construction. As such, the commercial automobile service station documented in the Area of Potential Effects is recommended as not eligible for the National

Register under Criterion C. Furthermore, because the building has no obvious associative qualities with important historical trends, events, or people, it is recommended as not eligible for the National Register under Criteria A and B.

The Beitel Memorial Lutheran Church (Resource 11) was built in 1952, although the congregation dates to 1904 and an earlier building once stood on this land parcel. The Classical Revival–inspired church is in its original location, but a series of large Contemporary Style additions built between 1966 and 1973 compromised the building's integrity of design, materials, and workmanship. Two modern buildings added to the facility between 1986 and 2004, and substantial parking space added by 1986, alter the setting considerably. The church is not exemplary of a style, type, period, or method of construction. As such, the church documented in the Area of Potential Effects is recommended as not eligible for the National Register under Criterion C. Furthermore, these extensive modifications compromise the building's integrity of association with important historical trends, events, or people, and it is recommended as not eligible for the National Register under Criteria A and B.

No potential historic districts were identified in or near the Area of Potential Effects. Aerial images and maps guided initial identification of resources that might have been associated with the community development or architecture historic contexts. Research, reconnaissance survey, and an examination of the distribution of historic-age resources found a lack of any unified or interconnected collection that could be considered contributing elements to a potential historic district. The Village North subdivision in the Area of Potential Effects is comprised of modest single-family homes with integrated garages. The dwellings exhibit various modern architectural styles and are fairly close together on small- and medium-sized lots. Although they retain integrity of location, these buildings have undergone numerous alterations, and their integrity of design, materials, and workmanship has been overwhelmingly compromised. In addition, at least 10 houses along Briarglen, the main east-west artery into the neighborhood, were demolished between 1986 and 2004, irreversibly impeding integrity of setting. Houses in this subdivision do not impart historical or architectural qualities of a style, type, period, or method of construction. Collectively, the resources offer neither an exemplary nor a typical grouping that comprise a historic district associated with the contexts of community development or architecture. Extant historic-age resources and landscape features in and near the Area of Potential Effects do not provide enough historic fabric to adequately portray associative qualities that would be necessary for a historic district. As a result, no potential National Register historic district is present.

Potential Effects to Historic Properties

None of the documented historic-age resources have known associations with important historical trends, events, people, or architecture. They have been altered, and their physical and historical integrity has been compromised. All of the resources are therefore recommended as not eligible for the National Register. As a result, the proposed project will have no effect on historical resources, and no further work is warranted.

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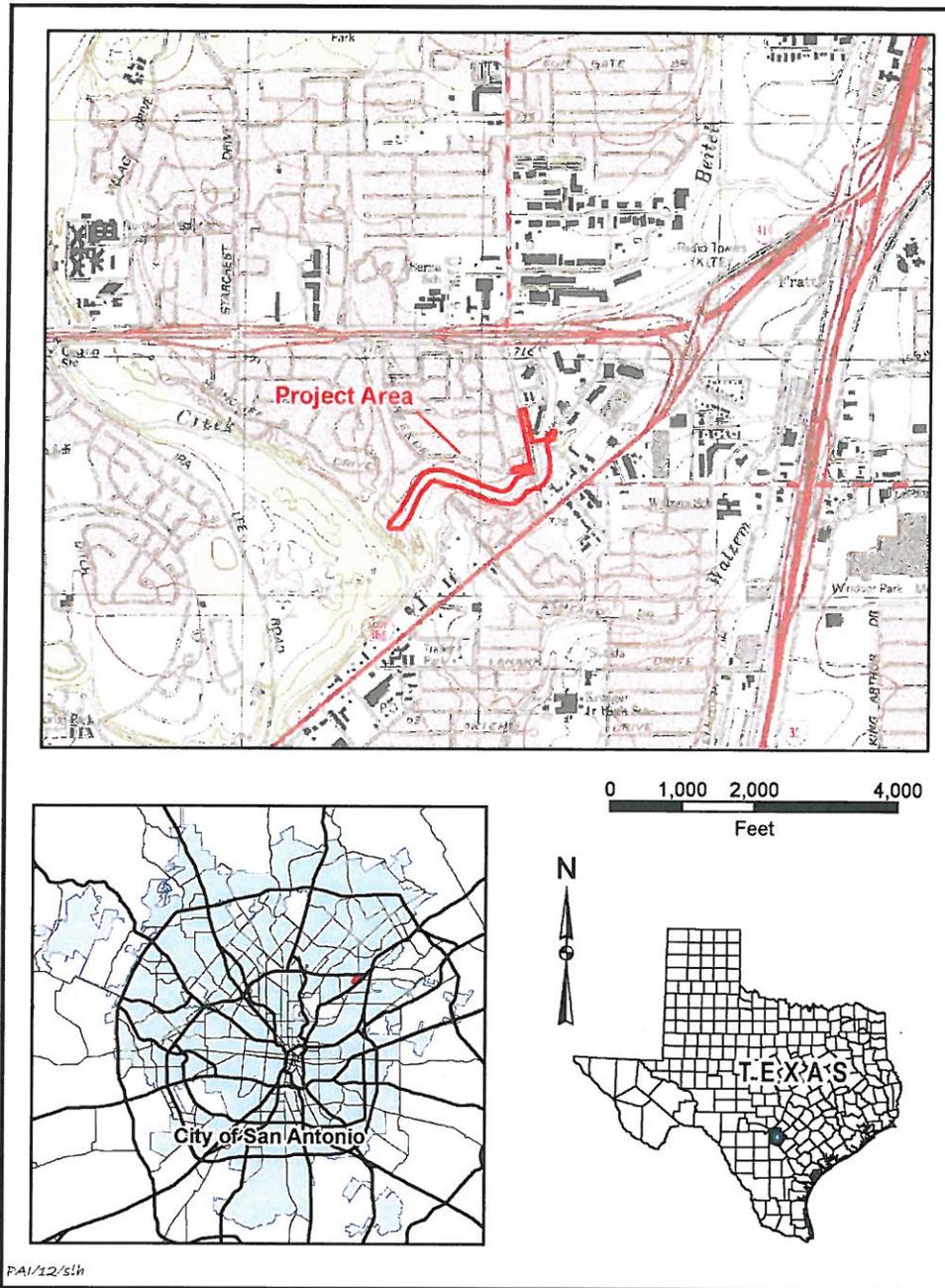
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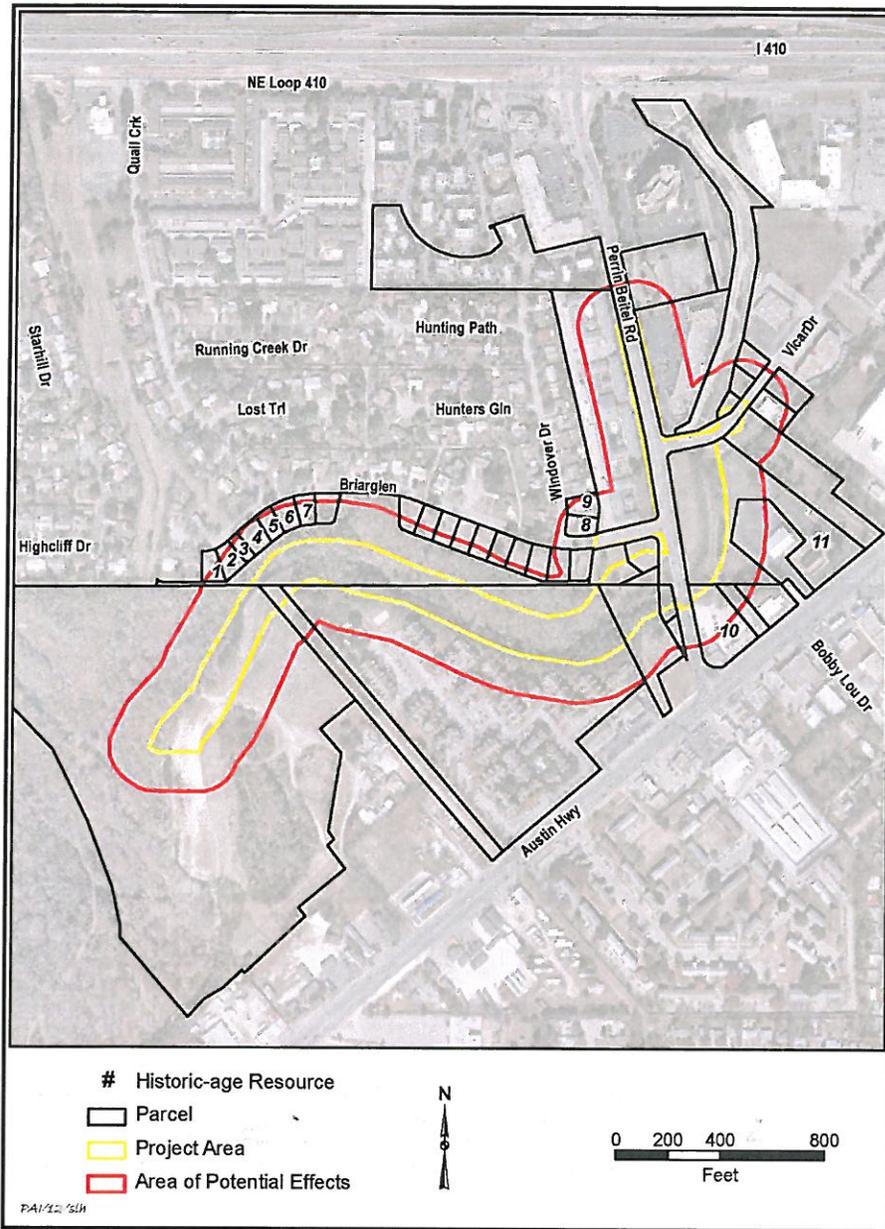
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Appendix A – Project Maps



Map 1. The project area in San Antonio, Bexar County, Texas.





Map 2. Identified historic-age resources in the Area of Potential Effects.



Appendix B – Historic Resources Survey Forms



HISTORIC RESOURCES SURVEY FORM

Resource #: 1
Resource Name: House
Location: 4010 Briarglen
Resource Type/Subtype: Domestic / single-family dwelling
Stylistic Influence: Contemporary Style
Construction Date: 1966
NRHP Recommendation: Not eligible
View: Front façade, looking southwest



HISTORIC RESOURCES SURVEY FORM

Resource #: 1
Location: 4010 Briarglen

NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: n/a
Windows/doors: nonhistoric door, windows, garage doors
Front porch n/a
Siding: n/a
Additions: nonhistoric garage configuration, driveway, fence
Other: compromised setting, not exemplary

2nd View: Front façade, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 2
Resource Name: House
Location: 4014 Briarglen
Resource Type/Subtype: Domestic / single-family dwelling
Stylistic Influence: Neocolonial Style
Construction Date: 1966
NRHP Recommendation: Not eligible
View: Front façade, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 2
Location: 4014 Briarglen
NRHP Recommendation: Not eligible
Integrity Issues:
 Fenestration: n/a
 Windows/doors: n/a
 Front porch: n/a
 Siding: some nonhistoric siding
 Additions: n/a
 Other: not exemplary
2nd View: Oblique, looking southwest



HISTORIC RESOURCES SURVEY FORM

Resource #: 3
Resource Name: Electric power line
Location: Easting 55669; Northing 3264714
Resource Type/Subtype: Industrial / utilities
Stylistic Influence: landscape
Construction Date: ca. 1966
NRHP Recommendation: Not eligible
View: Historic-age and modern power line, looking north



HISTORIC RESOURCES SURVEY FORM

Resource #: 3
Location: Easting 55669; Northing 3264714

NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: n/a
Windows/doors: n/a
Front porch n/a
Siding: n/a
Additions: nonhistoric components, modern transmission line
Other: compromised setting, not exemplary

2nd View: Historic-age and modern power line, looking northwest



HISTORIC RESOURCES SURVEY FORM

Resource #: 4
Resource Name: House
Location: 4018 Briarglen
Resource Type/Subtype: Domestic / single-family dwelling
Stylistic Influence: Neocolonial Style
Construction Date: 1966
NRHP Recommendation: Not eligible
View: Front façade, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 4
Location: 4018 Briarglen
NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: nonhistoric fenestration pattern
Windows/doors: nonhistoric door, windows, garage doors
Front porch n/a
Siding: some nonhistoric siding
Additions: nonhistoric driveway, fence
Other: compromised setting, not exemplary

2nd View: Oblique, looking southwest



HISTORIC RESOURCES SURVEY FORM

Resource #: 5
Resource Name: House
Location: 4022 Briarglen
Resource Type/Subtype: Domestic / single-family dwelling
Stylistic Influence: Neocolonial Style
Construction Date: 1966
NRHP Recommendation: Not eligible
View: Front façade, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 5
Location: 4022 Briarglen
NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: n/a
Windows/doors: nonhistoric door, garage doors
Front porch n/a
Siding: n/a
Additions: nonhistoric fence
Other: not exemplary

2nd View: Oblique, looking southwest



HISTORIC RESOURCES SURVEY FORM

Resource #: 6
Resource Name: House
Location: 4102 Briarglen
Resource Type/Subtype: Domestic / single-family dwelling
Stylistic Influence: Neocolonial Style
Construction Date: 1966
NRHP Recommendation: Not eligible
View: Front façade, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 6
Location: 4102 Briarglen
NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: n/a
Windows/doors: nonhistoric door, garage doors
Front porch n/a
Siding: n/a
Additions: n/a
Other: not exemplary

2nd View: Oblique, looking southwest



HISTORIC RESOURCES SURVEY FORM

Resource #: 7
Resource Name: House
Location: 4106 Briarglen
Resource Type/Subtype: Domestic / single-family dwelling
Stylistic Influence: Neocolonial Style
Construction Date: 1966
NRHP Recommendation: Not eligible
View: Front façade, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 7

Location: 4106 Briarglen

NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: nonhistoric fenestration pattern

Windows/doors: nonhistoric door

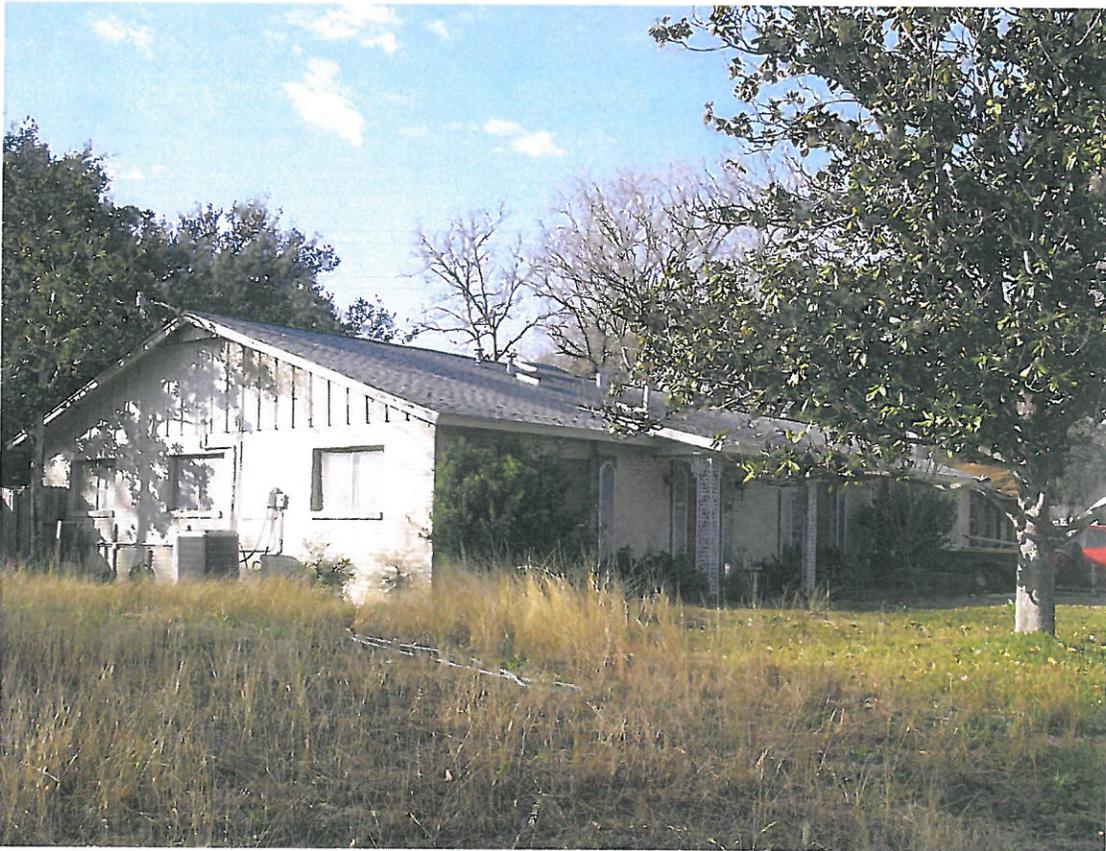
Front porch: nonhistoric porch components

Siding: n/a

Additions: nonhistoric garage enclosure, fence

Other: not exemplary

2nd View: Oblique, looking southwest



HISTORIC RESOURCES SURVEY FORM

Resource #: 8
Resource Name: House
Location: 8206 Windover Drive
Resource Type/Subtype: Domestic / single-family dwelling
Stylistic Influence: Neocolonial Style/A-frame
Construction Date: 1966/early 1970s
NRHP Recommendation: Not eligible
View: Front façade, nonhistoric outbuilding, looking east



HISTORIC RESOURCES SURVEY FORM

Resource #: 8
Location: 8206 Windover Drive

NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: nonhistoric fenestration pattern
Windows/doors: nonhistoric doors, windows, shutters, awnings
Front porch nonhistoric porch components
Siding: nonhistoric siding
Additions: nonhistoric roof, chimney, rear porch, driveway, fence, garage enclosure
Other: compromised setting, not exemplary

2nd View: Oblique, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 9
Resource Name: House
Location: 8202 Windover Drive
Resource Type/Subtype: Domestic / single-family dwelling
Stylistic Influence: Contemporary Style
Construction Date: 1966
NRHP Recommendation: Not eligible
View: Oblique, looking east



HISTORIC RESOURCES SURVEY FORM

Resource #: 9
Location: 8202 Windover Drive
NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: n/a
Windows/doors: nonhistoric doors, garage door, windows, awnings
Front porch n/a
Siding: some nonhistoric siding
Additions: nonhistoric driveway, fence
Other: compromised setting, not exemplary

2nd View: Oblique, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 10
Resource Name: Automobile service station
Location: 2411 Austin Highway
Resource Type/Subtype: Commercial / automobile service station
Stylistic Influence: oblong box with canopy
Construction Date: ca. 1955
NRHP Recommendation: Not eligible
View: Front façade, looking north



HISTORIC RESOURCES SURVEY FORM

Resource #: 10
Location: 2411 Austin Highway
NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: nonhistoric fenestration pattern
Windows/doors: nonhistoric doors, windows
Front porch n/a
Siding: nonhistoric siding
Additions: nonhistoric roof components
Other: not exemplary

2nd View: Oblique, looking northwest



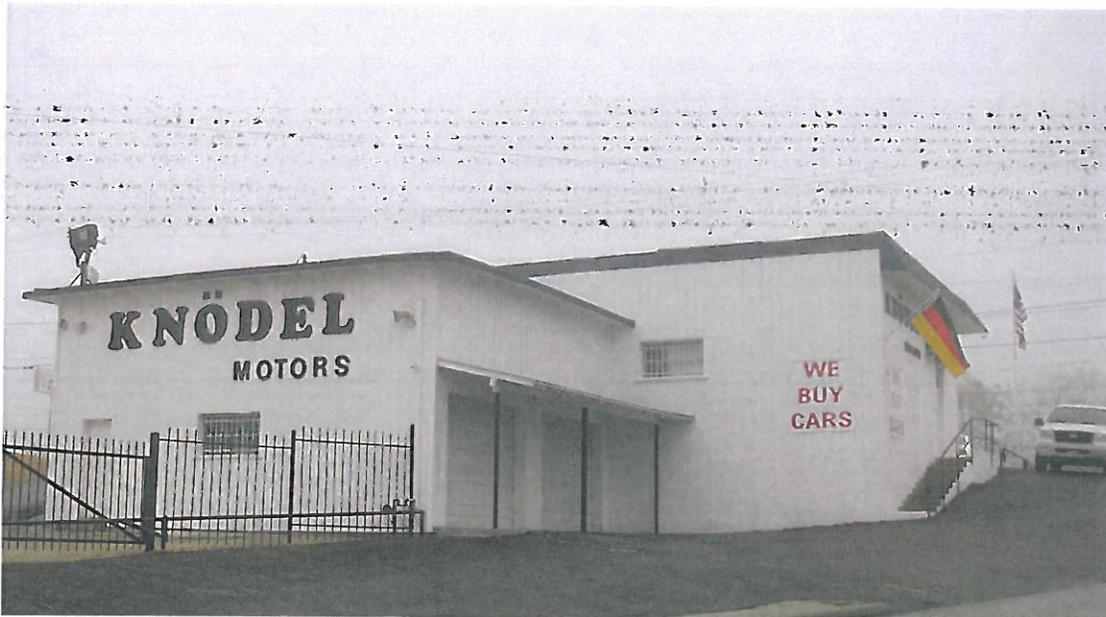
HISTORIC RESOURCES SURVEY FORM

Resource #: 10
Location: 2411 Austin Highway
NRHP Recommendation: Not eligible
3rd View Side façade, looking east



HISTORIC RESOURCES SURVEY FORM

Resource #: 10
Location: 2411 Austin Highway
NRHP Recommendation: Not eligible
4th View Rear façade, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 11
Resource Name: Beitel Memorial Lutheran Church
Location: 2515 Austin Highway
Resource Type/Subtype: Religion / church
Stylistic Influence: Classical Revival/Contemporary Style
Construction Date: 1952/early 1970s
NRHP Recommendation: Not eligible
View: 2010 aerial image



HISTORIC RESOURCES SURVEY FORM

Resource #: 11
Location: 2515 Austin Highway
NRHP Recommendation: Not eligible

Integrity Issues:

Fenestration: nonhistoric fenestration pattern
Windows/doors: nonhistoric doors, windows, some enclosed windows
Front porch: n/a
Siding: some nonhistoric siding
Additions: nonhistoric major additions, roof configuration
Other: compromised setting, not exemplary

2nd View: Northeast façade of 1952 building with addition, looking northwest



HISTORIC RESOURCES SURVEY FORM

Resource #: 11
Location: 2515 Austin Highway
NRHP Recommendation: Not eligible
3rd View: Northwest façade of 1952 building with addition, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 11
Location: 2515 Austin Highway
NRHP Recommendation: Not eligible
4th View Rear façade of 1952 building with addition, looking southeast



HISTORIC RESOURCES SURVEY FORM

Resource #: 11
Location: 2515 Austin Highway
NRHP Recommendation: Not eligible
5th View 1970s front façade, looking northwest



Figure 4.28



Appendix C – Inventory of Surveyed Historic-Age Resources

Resource No.	Name	Location	Property Type/ Subtype	Style or Form	Construction Date	Integrity Issues	National Register Recommendations
1	House	4010 Briarglen	Domestic/ single-family dwelling	Contemporary Style	1966	Nonhistoric door, windows, garage doors, garage configuration, driveway, fence; compromised setting, not exemplary	Not eligible
2	House	4014 Briarglen	Domestic/ single-family dwelling	Neocolonial Style	1966	Some nonhistoric siding; not exemplary	Not eligible
3	Electric power line	Easting 55669; Northing 3264714	Industrial/ utilities	landscape	ca. 1966	Nonhistoric components, modern transmission lines; compromised setting, not exemplary	Not eligible
4	House	4018 Briarglen	Domestic/ single-family dwelling	Neocolonial Style	1966	Nonhistoric fenestration pattern, door, windows, garage doors, some siding, driveway, fence; compromised setting, not exemplary	Not eligible
5	House	4022 Briarglen	Domestic/ single-family dwelling	Neocolonial Style	1966	Nonhistoric door, garage doors; not exemplary	Not eligible
6	House	4102 Briarglen	Domestic/ single-family dwelling	Neocolonial Style	1966	Nonhistoric door, garage doors; not exemplary	Not eligible
7	House	4106 Briarglen	Domestic/ single-family dwelling	Neocolonial Style	1966	Nonhistoric fenestration pattern, door, porch components, garage enclosure; not exemplary	Not eligible
8	House	8206 Windover Drive	Domestic/ single-family dwelling	Neocolonial Style/A-frame	1966/early 1970s	Nonhistoric fenestration pattern, doors, windows, shutters, awnings, porch components, siding, roof, chimney, rear porch, driveway, fence, garage enclosure; compromised setting, not exemplary	Not eligible
9	House	8202 Windover Drive	Domestic/ single-family dwelling	Contemporary Style	1966	Nonhistoric doors, windows, garage door, awnings, some siding, driveway, fence; compromised setting, not exemplary	Not eligible
10	Automobile service station	2411 Austin Highway	Commercial/ automobile service station	Oblong box with canopy	ca. 1955	Nonhistoric fenestration pattern; doors, windows, siding, roof components; not exemplary	Not eligible
11	Beitel Memorial Lutheran Church	2515 Austin Highway	Religion/ church	Classical Revival/ Contemporary Style	1952/early 1970s	Nonhistoric fenestration pattern, doors, windows, some siding, major additions, roof configuration, some enclosed windows; compromised setting, not exemplary	Not eligible



