

## Statement of Significance - 911 W Agarita Ave\*

*\*Architectural Design - Craftsman residential bungalow located in Beacon Hill, owned and likely designed by Beverly W Spillman.*

**Person (s) associated with our home** (Criteria for property to meet requirement under UDC-35-607):  
Beverly W. Spillman, Grace Spillman, Ed. Steves and Sons Lumber Company composed of Albert and Ernest Steves

**Criteria #3:** Identification with a person who significantly contributed to the development of the community and state: Affiliated with architect, Beverly W Spillman

**Criteria #3:** Identification with a person who significantly contributed to the development of the community: Affiliated with Albert and Ernest Steves, aka Steves Lumber Company

**Criteria #4:** Identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation:  
Affiliated with architect, Beverly W Spillman

**Criteria #5:** Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period type, method of construction, or use of indigenous materials:  
Uniquely designed Craftsman bungalow style residential structure

**Criteria #8:** Its historical, architectural, or cultural integrity of location, design, materials and workmanship:  
Located in Beacon Hill NCD with original wood siding, long pine wood flooring, built in cabinets in living/dining rooms, butler's pantry

**Criteria #9:** its character as a geographically deniable area possessing a significant concentration, linkage, or continuity of historically, architecturally, or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development:  
Located in Beacon Hill NCD surrounded by unique residences in Craftsman, Victorian and Oriental styles

**Criteria #10:** Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development:  
Development of Beacon Hill NCD served as one of San Antonio's modern platted subdivisions

**Criteria #13:** It bears an important and significant relationship to other distinctive structures, sites, or areas, either as important collection of properties or architectural styles or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif:  
Structure is located in Beacon Hill NCD

This unique property is the second W Agarita Ave house on the northwest side of Blanco Road. There is not another residential structure that externally looks exactly like 911 W Agarita Ave in the Beacon Hill, Alta Vista or Monte Vista areas; however, its internal such as built in cabinets in living and dining rooms, butler's pantry and first bedroom closet and storage above closet denote original Craftsman qualities. The property and structure was owned, designed and sold by Beverly W. Spillman and his wife, Grace Spillman.

Mr. Spillman was a Texas born architect and Member Emeritus of the Texas Society of Architects (listed in the Texas Architect journal, Volume 13, October 1963) and the American Institute of Architects who designed commercial and residential structures throughout Texas to include The Dobie West Performing Arts Theatre (formally known as the J Frank Dobie Movie Theatre in George West, TX, and the Buccaneer Drive-In Movie

Theatre in Corpus Christie, TX. Local buildings include the Sherwin Williams Company building on Commerce Street, the Mission/Spanish Revival designed Alamo Methodist Church on Alamo St and the I B Henyan and Otto Houses located in the King William area (noted in the San Antonio House Registry with info provided by American Institute of Architects, City of San Antonio Office of Historic Preservation and the San Antonio Conservation Society). *\*Local newspaper article describes a proposed Denver Boulevard home which suggests Beverly W Spillman, an architect may have designed homes he had built. The San Antonio structures are located in historic districts.*

Mr. Spillman entered a Builder's and Mechanics lien in January 1918 with Ed. Steves and Sons, "a firm composed of Ernest and Albert Steves" (Document number: 99991670830, book/volume/page: MLN/28/563, instrument date 1/18/1918 and recorded 1/19/1918). Ernest Steves, a former farmer and cabinet maker who settled with his family in San Antonio in 1866 and opened a lumber yard, provided supplies and services (A Field Guide to the Vernacular Buildings of the San Antonio Area, 2021, pages 127-132, edited by Brent R Fortenberry). Mr. Steves was instrumental in providing lumber for homes in the San Antonio area.

Respectfully Submitted,

Richard J and Yvonne B Davila  
(Current owners and residents of 911 W Agarita Ave residential structure)

Contact Information

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