

Texas Historical Commission staff (AEC), 11/25/2012, rev. (SEM) 12/5/12, (BB) 1/8/13  
18" x 28" Official Texas Historical Marker with post  
Bexar County (Job #12BX01) Subject BH, QA (Atlas) UTM;  
Location: San Antonio, 505 Belknap Place

### **JAY ADAMS HOUSE**

DEVELOPER JAY E. ADAMS CAME TO SAN ANTONIO FROM DENVER IN 1888 TO INVEST IN REAL ESTATE. HIS MAIN FOCUS WAS AN AREA NORTH OF THE CITY THAT HE NAMED LAUREL HEIGHTS. TO SET THE STANDARD FOR CONSTRUCTION, HE BUILT THIS THREE-STORY QUEEN ANNE-STYLE HOUSE DESIGNED BY SOLON McADOO AND ALBERT P. WOOLLEY. THE HOME IS BUILT OF RUSTICATED LIMESTONE AND WOOD. IT FEATURES COVERED PORCHES, WOOD SHINGLE DECORATION, CARVED STONE DETAILING, LEADED AND STAINED GLASS WINDOWS AND ELABORATE METAL WORK. DAZZLING FEATURES OF THE HOME ARE THE ROUNDED CORNER TOWER, MULTI-PLANED ROOF AND INTRICATE FRONT PORCH RAILING WITH GRIFFINS FLANKING THE MAIN ENTRY. THE TWO-STORY CARRIAGE HOUSE IS BUILT OF BRICK AND RUSTICATED STONE AND HAS A ROUNDED TOWER WITH CONICAL ROOF.

RECORDED TEXAS HISTORIC LANDMARK – 2012  
MARKER IS PROPERTY OF THE STATE OF TEXAS

## TEXAS HISTORICAL COMMISSION

---

### RECORDED TEXAS HISTORIC LANDMARK MARKERS: 2012 Official Texas Historical Marker Sponsorship Application Form

Valid September 1, 2011 to November 15, 2011 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (RTHL) requests only for buildings or structures. Please see separate forms for either Historic Texas Cemeteries or subject markers.

**Proposed marker topic** (THC will determine official title): Jay Adams House

**County:** Bexar

**Town** (nearest county town on current state highway map): San Antonio

**Street address of marker site or directions from town noted above:** 505 Belknap Place

**Marker Coordinates:**

**If you know the location coordinates of the proposed marker site, enter them in one of the formats below:**

UTM Zone          Easting          Northing

Lat: 29°27'4.90"N Long: 98°29'51.27"W (deg, min, sec or decimal degrees)

**Otherwise, give a precise verbal description here** (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek): Northwest corner of Belknap Place and Russell Place, San Antonio, Texas

**NOTE: RTHL markers must be placed at the structure being marked.**

### RECORDED TEXAS HISTORIC LANDMARK MARKERS

**Definition:** Recorded Texas Historic Landmark (RTHL) markers are awarded to buildings and structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic building or structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated properties must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed

## TEXAS HISTORICAL COMMISSION

---

from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

### Criteria:

1. **Age:** Properties eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a property for RTHL designation. It must have a significant historical association, which can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Properties deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

### SPECIAL CONSIDERATION FOR RTHL DOCUMENTATION:

#### National Register properties

Properties individually listed in the National Register of Historic Places (NR) under either Criterion A or B **and** Criterion C (Architecture) may not require additional documentation of the building's history or architecture. In such cases, only an RTHL application needs to be submitted. The THC has sole discretion to determine whether such documentation is satisfactory and correct or if documentation needs to be updated.

Check this box if the property is individually listed in the NR.      Year listed:

#### Courthouses

Historic county courthouses with documented master plans accepted through the THC's Texas Historic Courthouse Preservation Program (THCPP) may not require additional documentation of the building's history or architecture. In such cases, only an RTHL application needs to be submitted. The THC has sole discretion to determine whether such documentation is satisfactory and correct or if documentation needs to be updated.

Check this box if the property is a courthouse with a master plan accepted through the THC's THCPP.

### APPLICATION REQUIREMENTS

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description; site plan; floor plan; historic photograph; and current photographs clearly showing each side of the structure—please resize digital photographs to 1-2 MB, or approximately 1024 x 768 pixels).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed. Paper copies of applications, whether mailed or delivered, cannot be accepted in lieu of the electronic version.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than November 15, 2011. THC email accepts mail no larger than 10 MB.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview and significance.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.
- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. Please send payment with the invoice which THC provides.

### **APPROVAL BY COUNTY HISTORICAL COMMISSION**

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application, throughout the review and production processes, will be by direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC contact is notifying the THC that the application and documentation have been reviewed and verified by the CHC, and that the material meets all current requirements of the Official Texas Historical Marker program.

#### **As chair or duly appointed marker chair, I certify the following:**

- Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

#### **CHC comments or concerns about this application, if any:**

**Name of CHC contact** (chair or marker chair): Virginia Nicholas

**Mailing address:**117 Stanford Drive **City, Zip:** San Antonio, Texas 78212

**Daytime phone:**(210) 826-7136 **Email address:** virginiasnicholas@yahoo.com

## **PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT**

**Property owner:** Marline Carter Lawson

**Address:**505 Belknap Place **City, state, zip:**San Antonio, Texas 78212

**Phone:**(210) 834-5565 **Email address:** marlinelawson@gmail.com

**Legal Description of the property** (metes and bounds, lot and block, etc.): NCB 1863, Block 3, Lots 19, 20, 21, 22 and E 13' of 18.

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

**NOTE:** The property owner will not receive any additional copies of correspondence from the THC. All procedural correspondence (notice of receipt, request for additional information, inscription, shipping notice, etc.) will be sent by email to the CHC representative, who is encouraged to share the information with all interested parties as necessary.

## **SPONSORSHIP PAYMENT INFORMATION**

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment relates to sponsorship of the marker in partnership with the THC, which provides the match for program costs.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

**Marker sponsor** (may be individual or organization): Marline Carter Lawson

**Contact person** (if applicable): Maria Watson Pfeiffer

**Mailing address:**213 Washington St. **City, zip:** San Antonio, Texas 78204

**Phone: (210) 222-1586**

**Email address (required):**ampfeiffer@sbcglobal.net

### **SHIPPING INSTRUCTIONS**

In order to facilitate marker delivery, residence addresses, post office box numbers and rural route numbers are not permitted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

**Name:** Marline Carter Lawson

**Street address:**505 Belknap Place **City, zip:** San Antonio, TX 78212

**Daytime phone (required):** (210) 834-5565 **Email (required):** marlinelawson@gmail.com

### **TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS**

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post\* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post\* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post\* (\$750)

\*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal
- other (specify)

### **SUBMITTING THE APPLICATION (via email required)**

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC by email at the following address:

[markerapplication@thc.state.tx.us](mailto:markerapplication@thc.state.tx.us).

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
  - This application form
  - The narrative history (including documentation)

- Legal description of the property
- Detailed floor plan for each floor of the structure
- Detailed site plan of the property
- At least one historic photograph
- Current photographs clearly showing each side of the structure

**RECORDS RETENTION BY CHC:** The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>)

---

Texas Historical Commission  
History Programs Division  
P.O. Box 12276, Austin, TX 78711-2276  
Phone 512/463-5853  
[history@thc.state.tx.us](mailto:history@thc.state.tx.us)



**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

The Jay Adams House  
505 Belknap Place  
San Antonio, Texas

CONTEXT

San Antonio was a town of only about 1,000 residents when Texas became a state in 1845. After a visit in 1845-46, Ferdinand Roemer noted, "... the entire place gave the impression of decay, and apparently at one time had seen better and more prosperous days."<sup>1</sup> The more stable political environment of the post-statehood era contributed to the city's economic and physical growth and San Antonio's population grew to an estimated 3,488 in 1850 and 8,000 in 1860.<sup>2</sup> During the 1850s, city leaders generated revenue to support local government operations by selling public land including large tracts that extended north, south, east and west from the town's center.

As new residents, many of them European immigrants, moved to San Antonio, the town grew outward along thoroughfares that radiated from the historic plazas. To the north, Paschal and Lewis' Addition to Upper San Antonio was platted in 1853, and to the south the first houses were constructed in today's King William Historic District (NR 1972; 1984).

The city's growth slowed when the Civil War began in 1861, and after it ended in 1865, Reconstruction-era politics and leadership changes produced no unified agenda for modernization. Nonetheless, new residents continued to settle in San Antonio and by 1870, the city's population had grown to about 12,200. Augustus Koch's 1873 Bird's Eye View Map of the City of San Antonio illustrated a town clustered around its historic

---

<sup>1</sup> Roemer, 120.

<sup>2</sup> United States Bureau of the Census, 1850, 1860.



colonial plazas, acequias and river. Outlying residences were scattered among orchards and cultivated fields.<sup>3</sup>

In spite of political and financial setbacks, San Antonio's transformation from a town to a city was well underway by 1880. Construction of a permanent United States Army post was begun in June 1876, the city's first rail connection was completed in February 1877, and Colonel Augustus Belknap inaugurated street railway service from downtown to San Pedro Park in June 1878.<sup>4</sup>

The railroad opened San Antonio to new settlement and trading opportunities and the city became South Texas' center for goods and services. The resulting economic boom created a robust real estate market for home sites, and by the late 1880s, wealthy residents were building houses north of downtown along Augustus Belknap's new streetcar line. Residential construction soon extended to the rock outcroppings east of San Pedro Springs—the area that became known as “Laurel Heights.”<sup>5</sup>

Those who bought lots and built houses on the rocky hill overlooking the city were attracted to the remote site which was described in 1887 as “...a beautiful prominence, just on the northern boundary of town and at the head of Main avenue commanding a magnificent view of the city, which is spread out around it in the shape of a crescent.”<sup>6</sup> Colonel Belknap and his wife were among the first to move here, building a grand house on French Place in 1887 (209 W. French; demolished). Their neighbors

---

<sup>3</sup> August Koch's *Bird's Eye View of the City of San Antonio*, 1873.

<sup>4</sup> *San Antonio Express*, June 23, 1889; Watson, 7-14. The city council granted San Antonio's first street railway franchise to Major Hardin B. Adams on October 5, 1875. When he was unable to raise the necessary capital, Adams sold his franchise in 1877 to a newly-arrived New York hardware dealer and Civil War veteran, Colonel Augustus Belknap who inaugurated service on June 27, 1878. The Galveston, Harrisburg and San Antonio Railway finally entered the city on February 2, 1877.

<sup>5</sup> *San Antonio Light*, December 17, 1887.

<sup>6</sup> *San Antonio Daily Express*, December 18, 1887.

soon included real estate broker and financier E.B. Chandler (137 West French; standing); developer G. Bedell Moore (202 West French); and law partners Judge Leroy G. Denman (109 West French; demolished) and Thomas Franklin (105 East French; standing; NR 1986).

Street railway companies sought to profit from this northward growth and received City Council approval in 1889 and 1890 for rights-of-way that extended as far north as Magnolia Avenue. These transportation lines made it possible for the area's earliest residents to live at greater distances from businesses and shops. The area's development increased in the first two decades of the 20<sup>th</sup> century when automobile ownership became commonplace.<sup>7</sup>

## OVERVIEW

### *Jay Adams and the Denver Capitalists*

Real estate development became a thriving business in San Antonio as the South Texas economy expanded in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This attracted speculators from other parts of the country where similar booms had already subsided. Real estate investors from the west and mid-west, particularly Denver, Colorado, arrived in San Antonio. Writing in the *San Antonio Express* in 1927, Lee Adams, brother of Laurel Heights' developer, Jay E. Adams, recalled:

At one time different Denver syndicates owned continuous property on the Fredericksburg Road, at the intersection of Woodlawn Avenue and Fredericksburg Road, clear across the north part of town to Brackenridge Park.<sup>8</sup>

---

<sup>7</sup> City Council Minutes (CCM) H:283-289, June 17, 1889; CCM I:121-123; 124-125, June 16, 1890; CCM I:239, September 22, 1890. The San Antonio Rapid Transit Street Railway Company was granted a thirty-year franchise in 1889 for a line that ran north to Howard Street, and in 1890, the San Antonio Street Railway Company received approval to build the "Laurel Heights loop" north to Magnolia Avenue.

<sup>8</sup> *San Antonio Express*, June 21, 1927.

Jay E. Adams was born in Osceola, Iowa on March 20, 1862. His family later moved to Aurora, Nebraska where he worked as a clerk and school teacher. While teaching in Nebraska, Adams met and married Mame Young (1866-1953). Young was born in Cedar Rapids, Iowa, and after her education, taught school in Central City, Nebraska. She married Jay E. Adams in Central City on December 25, 1883, and they remained in Nebraska until 1885. The 1885 Nebraska state census listed Jay Adams' profession as "real estate."<sup>9</sup>

Jay and Mame Adams moved from Nebraska to Denver, Colorado, in 1885. In Denver, Adams first worked for a real estate, mine and insurance broker, and in 1888, established his own real estate business. He soon turned his sights to other parts of the country.<sup>10</sup>

Adams made his first trip to San Antonio in May 1888 accompanied by other Denver investors including G.W., D.T. and J.A. Skinner, W.P. Caruthers, James W. Clarke, W.W. Porter, C.A. Raymond and W.C. Walker. The group, which called itself the Denver and San Antonio Investment Company, first became involved in the development and promotion of South Heights (Denver Heights) on the city's southeast side.<sup>11</sup>

Jay Adams was intrigued by the San Antonio's development potential and did not return to Denver permanently after 1889. Prior to settling in San Antonio, Adams had

---

<sup>9</sup> Fenwick, 39. The 1885 Nebraska state census enumerated Jay E. Adams, age 23, living in Alma Township, Harlan County, Nebraska. Adams' birthplace is given as Illinois. His wife is enumerated as May, age 19. Accessed on Ancestry.com, September 14, 2011.

<sup>10</sup> "Pioneer Real Estate Dealer Dies Suddenly," *San Antonio Light*, January 5, 1923; Denver city directories, various years. While Jay Adams' obituary implies that he moved to Denver in 1884, he was enumerated on the 1885 Nebraska state census. It therefore appears that he moved in 1885.

<sup>11</sup> *San Antonio Express*, December 20, 1889; Morrison, 49; *San Antonio Express*, June 21, 1927. Another Denver investor, Frank W. Sweezy bought and developed East End, while the Chamberlain Brothers, platted Alamo Heights.

visited other major Texas cities, as well as cities in the Midwest, East and South.

...I studied the different reasons for the various cities, the values, the way they grew and how far they went. I found some great cities with prices accordingly. I found that when a city reached 50,000 people it didn't stop growing. Then the fine residences always sought the hills...and found further that taking everything into consideration, property in San Antonio was much cheaper than in other places.<sup>12</sup>

The San Antonio *Daily Express* reported that Jay Adams entered the local real estate market "...in a Denver kind of way."<sup>13</sup> Interviewed by a local reporter in 1889,

Adams stated:

... I could find nothing that would compare with that Laurel Hill, being as it is within the two mile limit, already the best houses in the city had been built there. It adjoined the famous San Pedro park, and street cars go to the foot of the hill. It is covered with evergreen trees and flowering shrubs, the favorite one from which it takes name, the laurel...I intend to divide it into building lots and built it up with fine houses.<sup>14</sup>

In January 1889, Jay Adams and his brother Lee bought an 18.37 acre tract on the Laurel Hill from Eleanor Alexander Stribling. Twelve months later, Adams and his partners Logan and Frank Russell purchased three eighteen-acre tracts from the Kampmann family. By early 1890, Jay Adams' holdings included seventy-three acres bounded by Woodlawn Avenue on the south, Summit place on the north, San Pedro Avenue on the west and McCullough Avenue on the east. The property was platted on February 11, 1890, as Adams' Laurel Heights.<sup>15</sup>

---

<sup>12</sup> San Antonio *Daily Express*, December 20, 1889.

<sup>13</sup> *Ibid.*

<sup>14</sup> *Ibid.*

<sup>15</sup> Bexar County Deed Records (BCDR) 60:123, January 31, 1889; 65:4, February 11, 1890; 77:167, December 5, 1889. Davis and Grobe, 1677; Sibley, 12-13. Eleanor Alexander Stribling's father, D.C. Alexander, was a local merchant and alderman, D.C. He died in 1859. Alexander and contractor J.H. Kampman purchased most of the Laurel Hill property at the City's public land sales in the early 1850s. Alexander's extensive holdings were inherited by Eleanor and her two brothers. She later purchased her brothers' interest in the property. Eleanor Alexander married Judge Thomas Haile Stribling in 1855 and he died in 1873. The Striblings were close friends of banker and philanthropist George W. Brackenridge, and

Other Denver investors who accompanied Adams to San Antonio also platted adjoining property. William B. and Alexander C. Craig, both Denver physicians, visited San Antonio with Jay Adams in the winter of 1889-1890 and subsequently purchased an 18.37 acre tract south of Adams Laurel Heights that they platted as Craig's Laurel Heights. They quickly sold the land for a profit and a portion was later acquired by Jay Adams.<sup>16</sup>

Lots in the area sold briskly and houses were constructed on the hilltop site. The local press described the area in January 1890.

Laurel Heights is the only hill that is reached without crossing railroads and passing poor houses. The improvements are all good and the streets are graded almost to this beautiful hill. It is 100 feet about (sic) the city and is adjoined by the best houses in the city....Every lot contains a few nice natural trees and shrubs such as live oak, wesatch (sic), agarita, laurel and persimmon...The water mains and gas pipes run to the addition now and will be extended through it...<sup>17</sup>

By 1892, Jay Adams identified twenty prominent purchasers of lots in Laurel Heights. The boom was cut short by the panic of 1893 which halted development in many newly established suburbs throughout the city. When real estate development rebounded in the late 1890s and early 1900s, Laurel Heights surpassed other San Antonio suburbs as the place where middle and upper class residents chose to live.

### *The Jay Adams House: Construction*

Jay and Mame Adams moved to Laurel Heights immediately after he subdivided

---

after Mr. Stribling's death, Brackenridge assisted Mrs. Stribling in managing her business affairs. She became one of the city's wealthiest citizens and a respected business woman. Brackenridge was a strong believer in women's rights and defied tradition by making both his sister, Eleanor, and Mrs. Stribling, directors of the San Antonio National Bank. Adams and the Russell brothers held ½ interests in the property, and also invested in other property closer to downtown. The Russells sold their interest to Adams in late 1890 (BCDR 77:294, January 2, 1890; 85:280; 282, November 25, 1890).

<sup>16</sup> BCDR 77:167, December 5, 1889.

<sup>17</sup> Everett (1999), 3 (quoting from the San Antonio *Express*, January 25, 1890).

the land. They lived from about 1891 until 1893 at an unidentified address on Mistletoe Avenue. In June 1890, Adams purchased lots in Craig's Laurel Heights at the northwest corner of Belknap Place (also referred to as Belknap Street and Belknap Avenue) and Russell Place where, in 1893, the couple built a three-story Queen Anne style house. The Adams' imposing house set a high standard for construction in Laurel Heights, as reported in March 1893.<sup>18</sup>

Each week is marked by some additional and always handsome improvements on Laurel Heights....The elegant stone residence of Jay E. Adams on the corner of Russell place and Belknap street will be among the handsomest homes in the city when completed.<sup>19</sup>

While their house was being completed, Jay and Mame Adams took a trip to the Columbian Exposition in Chicago. It is not known if they purchased furnishings for the house while visiting the Worlds' Fair.<sup>20</sup>

The Adams selected local architect, Solon McAdoo (1869-1901) and his partner Albert P. Woolley (c. 1870-?) to design their house on Belknap Place. McAdoo, a native of Murphreesborough, Tennessee, was twelve years old when he came to Texas with his mother and brother in about 1880. Little is known about Woolley who moved to San Antonio in the mid to late 1880s. Both men trained with prominent local architects before establishing their own practice in 1892. Solon McAdoo was first listed in the San Antonio city directory in 1889 as a draftsman for James Riely Gordon. It is likely for that reason that Gordon is sometimes credited with the design of 505 Belknap. McAdoo subsequently

---

<sup>18</sup> San Antonio City Directories, various years; BCDR 86:107, June 30, 1890. Jay Adams purchased Lots 20, 21, and 22 from Thomas C. Lambeth and Laurence J. Hart in June 1890. Lambeth and Hart had acquired William B. Craig's entire 18.37 acre tract the previous month (BCDR 70:632, May 22, 1890). The Adams' address was listed in the 1894 city directory simply as "Laurel Heights." It was not until the 1897 directory that the Belknap address appeared. The house was originally numbered 605 Belknap and later changed to 505.

<sup>19</sup> San Antonio *Express*, March 5, 1893.

<sup>20</sup> San Antonio *Daily Light*, August 18, 1893, 8.

joined the firm of Giles and Guindon where Albert Woolley also worked in 1891 as a draftsman. McAdoo and Woolley's partnership lasted from 1892 until 1898.<sup>21</sup>

The year after establishing his practice with Solon McAdoo, Albert Woolley married Gertrude Presnall, the daughter of local stockman Jesse Presnall. Local newspaper accounts shed little light on the Woolley's community activities. In contrast, Solon McAdoo, who did not marry, was extremely involved in local affairs. He played semi-professional baseball in the early 1890s and devoted a great deal of time to local militia activities. McAdoo became the leader of Company F, First Texas U.S. Infantry Volunteers which left for Cuba in 1898 to during the Spanish American War. Albert and Gertrude Woolley divorced about that same time. Woolley apparently left San Antonio and nothing is known about his later life. McAdoo became ill in Cuba and never fully regained his health. He was thirty-two years old when he died.<sup>22</sup>

Though there certainly may be other examples, the Jay Adams house is the only McAdoo and Wooley designed structure known in San Antonio. The firm's work also included the Hicks Building, the Abe Ash store and office, the J. Ryan residence, and Mrs. A. Gregory's school. All of these structures have been demolished. McAdoo was credited with design of the G.A. Stowers Building and the Kampmann Building, both demolished. He also designed the major addition to the Alexander Joske house in 1900 (241 King William Street; standing). At the time of his death in 1901, Solon McAdoo was in partnership with Henry T. Phelps and also maintained an office in Beaumont at the time of

---

<sup>21</sup> San Antonio city directories, various years; San Antonio *Daily Light*, March 23, 1901. It is likely that Albert Wooley was related to Richard Woolley, Jr., a real estate developer who came to San Antonio from Cincinnati, Ohio, in the 1880s and developed the area known as West End.

<sup>22</sup> Barnes, 147; United States Bureau of the Census, 1900, Bexar County; "Death of Capt. McAdoo," San Antonio *Daily Light*, March 23, 1901, 1. Solon McAdoo served as captain of the Belknap Rifles, the city's leading military organization. When the Belknap Rifles disbanded just prior to the Spanish American War, and its members reorganized into other companies. The Woolley's son Richard became a contractor in San Antonio (World War I Registration Cards, accessed at <http://search.ancestry.com>).

his death.<sup>23</sup>

*The Jay E. Adams House: 1898- 1945*

As a real estate developer, Jay Adams was in the business of selling houses and his own residence was no exception. Jay and Mame Adams lived in the towering Queen Anne house for only about five years. In February 1898, they sold their home to stockman William James “Uncle Billie” Moore (1842-1917) who had recently moved to San Antonio. The Adams then moved to a new house west of Laurel Heights on Blanco Road in another of his developments.<sup>24</sup>

W.J. Moore was born in Alabama in 1842 and came to Texas with his parents in 1846. The family lived first in Fayette County and in 1853 moved to Lavaca County. Moore joined the Confederate army in 1861 and served until the end of the war. He and his brother S.B. Moore and Lew Allen formed a cattle business in 1876, and drove cattle to northern cattle markets. Thomas Hogg and successive governors appointed Moore chairman of the Texas Livestock Commission and he served thirteen years in that position. W.J. Moore married Louisa Latimor in 1869 and they had one child, Carrie Woods Moore (1875-?). After Louisa Latimor Moore died in 1877, W.J. Moore married Allie Williamson of Lockhart who died in 1888. He married for a third time in 1898 to Bettie Calhoun of Houston. It was also in 1898 that W.J. Moore purchased the house at

---

<sup>23</sup> San Antonio *Daily Express*, March 21, 1892; April 23, 27, 1892; December 6, 12, 1897; San Antonio *Daily Light*, January 5, 1900; “Death of Capt. McAdoo,” San Antonio *Daily Light*, March 23, 1901, 1. San Antonio Interstate Drill program, 1897; Burkholder (1973), 34-35. Outstanding debts recorded in McAdoo’s probate records indicate that he and Phelps designed the Goldfrank and Frank building (Commerce Street; demolished). McAdoo was also owed money by the Sulphur Wells Company and A.B. Frank Company, and apparently had provided design services for both businesses. He was owed \$1,000 by V. Wiess, a prominent Beaumont businessman with insurance, oil and gas and irrigation interests (Bexar County Probate Records, Solon McAdoo; Beaumont City Directory, 1902). It is not known what work McAdoo was performing for Wiess. McAdoo is also known to have designed residences in Seguin.

<sup>24</sup> BCDR 164:335, February 1, 1898.



505 Belknap. After Bettie Moore died in 1908, W.J. Moore remained in the house.<sup>25</sup>

W.J. Moore was joined at 505 Belknap in about 1910 by his recently divorced daughter, Carrie Moore Fordtran, and her children. Carrie married prominent real estate dealer William Bradfield Fordtran (1872-1913) in Galveston in 1894, and the couple had three children, Mary Pauline (1895-1947), William B. Moore, Jr. (1898-?), and Carrie Louise (c. 1902-?). The family was enumerated on the 1900 census in Fort Bend County where Fordtran was listed as a farmer. Carrie Moore Fordtran and her children were enumerated at 505 Belknap on the 1910 census.<sup>26</sup>

Carrie Moore Fordtran married for a second time in 1911 to Dr. Frederick Combe (1867-1935). The wedding took place at her father's Belknap Place house.

The handsome Moore home was adorned throughout in a white and yellow color motif, with jonquils and tulips on mantels and sidestands, the improvised altar in the drawing room being banked in the flowers...The bride wore a simple gown of gray crepe meteor, embellished in rose point lace, and carried a shower of orchids and violets. Following the service congratulations were received and a buffet supper was served. The harpist played during the evening.<sup>27</sup>

Frederick Combe was born in Matamoras, Mexico, and lived as a child in Brownsville, Texas. He attended Notre Dame University and received his medical degree from Tulane University in 1889. He returned to Brownsville and where he was the city and county physician from 1892 to 1896. Combe served in the Spanish American War as an assistant surgeon from 1898 until 1901. He returned to Brownsville after the war and was elected mayor, holding the position from 1905 until 1910. During

<sup>25</sup> "W.J. Moore, a Texas pioneer, dies suddenly," *San Antonio Light*, November 7, 1917, 8.

<sup>26</sup> *New Encyclopedia*, 4:2492; Texas Death Records; United States Bureau of the Census, 1920. W.B. Fordtran was enumerated on the 1910 Federal census in Houston, Harris, County, Texas. He died in 1913 in Houston (United States Bureau of the Census, 1910; Texas Death Records).

<sup>27</sup> "Combe-Fordtran Wedding," *San Antonio Express*, March 22, 1911:8. The wedding coincided with the Texas Cattleraisers Association of Texas meeting that was being held in San Antonio. W.J. Moore was serving on the association's executive committee at the time (*San Antonio Express*, March 19, 1911,38).

his tenure, Brownsville built a waterworks, sewage system and electric plant. Combe retired from politics and in 1910 became president of San Antonio's Equitable Life Insurance Company. After his marriage to Carrie Woods Moore Fordtran in 1911, Combe also continued his medical practice. He later served in World War I.<sup>28</sup>

W.J. Moore continued to refer to himself as a "cattleman" in his later life though it is not known if he remained actively engaged in business. After he married for a fourth time in 1916 to Selena Ernest of Waco, the couple moved to a new house at 115 East Magnolia, also in Laurel Heights. Moore deeded his house to his daughter Carrie Combes in November 1916. He died one year later on November 7, 1917.<sup>29</sup>

Carrie and Frederick Combe continued to live on Belknap until 1920 when they sold the house and moved north of San Antonio near Helotes on Scenic Loop Road. Frederick Combe died there in 1935 and his widow, Carrie, died in 1966.<sup>30</sup>

Carrie and Frederick Combes sold the house at 505 Belknap to prominent local attorney J.O. Terrell and his wife, Mattie Simpson Terrell. J.O. Terrell (1856-1923) was a legislator, cattleman and banker. He was a native of Terrell in Kaufman County. He studied law in private offices and was admitted to the bar in 1877, the year he also married Mattie Simpson (1857-1923). Terrell remained in Kaufman County until he moved to San Antonio in 1893. He represented the Dallas district in the Texas Senate during the nineteenth and twentieth legislatures. In San Antonio Terrell established the law firm of Terrell and Terrell. He and his son, Marshall, engaged in the livestock

---

<sup>28</sup> Ibid; Bexar County Marriage Records, 1:252, March 17, 1911; "Dr. F.J. Combe rites in S.A. Thursday," San Antonio Light, November 27, 1935, 5-A; "Brownsville's ex-mayor dies," San Antonio Express, November 27, 1935, 14; San Antonio city directories, various years. Dr. Frederick J. Combe is buried in Mission Burial Park in San Antonio. The inscription on his gravestone reads, "a real soldier."

<sup>29</sup> BCDR 499:43, November 3, 1916; San Antonio *Light*, November 7, 1917, 8.

<sup>30</sup> San Antonio *Light*, November 27, 1935, 6-B; BCDR 623:185-186, December 21, 1920.

business and maintained a jersey cattle herd that was reportedly the largest in the country. Terrell also served as president of the Central Trust Company. He received the Republican nomination for governor in 1910 and ran against Governor O.B. Colquitt.<sup>31</sup>

After J.O. Terrell's death in 1923, his widow and their daughter, Mattie Terrell Couch, conveyed the house to lawyer Frank B. Newton and his wife, Carrie, in 1926. In addition to his law practice, Newton was the manager of the Texas Land Cattle Company and manager of the building at 304 Main Avenue known as the Newton Building. The Newton's lived in the house with their children including Frank B. Newton Jr., who officed with his father and ran a real estate business. The family apparently experienced financial difficulties, perhaps related to the Depression, and the property was deeded to Carrie by her husband in 1937. It was foreclosed on three years later and acquired by A.F. Barnes who owned it for three years. The house was rented for about three years. Tenants included the Emil Toudouze family who lived there in the early 1940s. Local real estate investor Morris Kallison purchased the house from Barnes and in 1944, and sold it to Boysville, Incorporated, a home for orphaned, homeless and abandoned boys founded in 1943. It does not appear that the Adams house was used to house children from Boysville. It was sold one year later in 1945 to David and Lola L. Bell.<sup>32</sup>

Little is known about David (c. 1902-?) and Lola LaFerne Burreis Bell (1907-1989). David Bell was enumerated on the 1930 census as a mechanic for the public utilities company. The couple had two children, Mary Louise (1929-?) and David Bell,

---

<sup>31</sup> John B. Wilder, "Terrell, J. O.," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/ft24>), accessed October 03, 2011; J.O. Terrell, banker, Dead," *San Antonio Express*, June 29, 1923, 9' "Mattie S. Terrell to be buried today," *San Antonio Express*, March 14, 1935, 12; Texas State Department of Health, Death Certificate 11427.

<sup>32</sup> BCDR 884:379-380, May 1, 1926; 1578:557-558, March 18, 1937; 1739:575-576, March 11, 1940; 2053:494-495, June 1, 1944; 2107:356-358, February 9, 1945; San Antonio city directories, various years. J.O. and Mattie Terrell had deeded their daughter one-half interest in the property for \$17,000 in 1921 (BCDR 657:359-360, November 25, 1921).

III (1930-?). Like many other owners of large houses, the family rented rooms both during and after World War II. David Bell sold the house to his wife for \$6,000 in 1953 and she continued to live there and rent rooms to women and students. Her daughter and son-in-law, Mary Lou and James Davis, moved into the house in 1982. When both retired from public education, they converted the house to a bed-and-breakfast establishment in 1988. After her mother died in 1989, Mary Lou and James Davis purchased her brother's interest in the house, and continued to operate the bed and breakfast.<sup>33</sup>

Mary Lou Bell Davis died in 1993 and her husband remained in the house. The property was foreclosed on and sold at auction in 2002. It was acquired by Donald and Gina Dutra who lived there until the house sold in 2010 to the current owner, Marline Carter Lawson who lives there with her husband Clint Lawson and their six children.<sup>34</sup>

### ARCHITECTURAL DESCRIPTION

The Jay Adams house is located on the northwest corner of Belknap Place and Russell Place in the Monte Vista National Register and City of San Antonio historic districts. The three story house with partial basement is constructed of rusticated limestone and wood and features covered porches, wood shingle decoration, carved stone detailing, leaded and stained glass windows and elaborate iron work. Notable features include a rounded corner tower and multi-planed roof. The first floor of the house is built of stone, while the second and third floors are of frame construction faced with shingles.

---

<sup>33</sup> United States Bureau of the Census, 1930, Bexar County; "Model Home of the (18) '90s," *San Antonio Express-News*, Image Magazine, June 1, 1997, 9-10; BCDR 3389:520, September 14, 1953; *San Antonio Express-News*, November 6, 1989, 2-C.

<sup>34</sup> BCDR 9443:1244, June 10, 2002; 9497:1570, June 15, 2002; 14436:202-204, April 14, 2010.

Tall stone chimneys rise above the roofline on the north, south and west elevations. The primary façade of the house faces east.

The site was originally surrounded by a wooden fence. Though the wall and fence that now enclose the property on the east and south have not been dated, they are thought to have been built soon after the house was constructed. The property is separated from Belknap Place on the east by a heavy rusticated stone wall with matching corner posts. Entrance to the yard is through a decorative wrought iron gate. Double decorative iron gates provide vehicular access to the driveway on the north side of the property. The wall turns at the southeast corner of the property and runs a short distance to the west along Russell. A decorative iron gate leading to the side yard is supported by stone posts matching those in front of the house. Proceeding west along Russell, the fence transitions to wrought iron set on a low concrete curb. Another wrought iron pedestrian gate provides additional access to the yard. The driveway exits onto Russell through modern iron gates. The west boundary of the property is enclosed by a contemporary fence that separates the yard from the adjoining fire house. A plastered, brick wall separates the property from the alley on the north side.

The front (east) elevation of the house is dominated by a rounded tower with conical roof at the southeast corner. The steeply sloping shingled roof with flared eaves extends beyond the first floor porch and is supported by heavy timber beams. The entry porch extends from the corner tower on the southeast corner to the porte cochere on the northeast corner. The elevated porch is reached by stone steps and enclosed by an elaborate decorative iron railing that features decorative metal griffins. The griffins have

copper heads and the feathers are fashioned from various metals including iron, bronze and copper.

A second story porch is defined by a decorative iron railing. The porch is recessed under a projecting, gabled dormer on the third floor. The dormer is faced in shingles and supported by heavy wooden brackets. Large, rectangular double-hung windows topped by leaded glass transoms emit light to the first and second floors, and a three-part, fixed pane window with central arch emits light to the third floor.

The south elevation is of rusticated stone and wood shingle construction. A one-story bay window projects at the southwest corner. At the southeast corner adjoining the tower, a one-over-one wood sash window with leaded glass transom emits light to the first floor. Above the window is a small porch supported by heavy wood brackets. The central portion of the south elevation is built of rusticated stone. A small, curved porch faced in shingles with an inset decorative iron panel projects from the third floor. It is reached through a tall arched window.

A first floor bay window with double hung wood sash windows and leaded glass transoms projects near the southwest corner of the house. The bay window is topped with a small porch. Like the other porches, the railing includes decorative iron work. A floor-to-ceiling wood sash window opens onto the porch.

The west elevation consists of a stone and frame ell. At the southwest corner of the house, the first floor frame porch has been enclosed with windows. The porch extends the full length of the house. The porch is accessed by wooden stairs with a wood railing. On the second floor is a smaller frame room that extends only partially over the first floor porch. The second floor room is enclosed with double-hung wood sash

windows. It was likely added as a room in the middle 1950s. The Sanborn's fire insurance map for 1951 does not show this room while the 1961 map does indicate it.

Like the remainder of the house, the north elevation is rusticated stone on the first floor and faced with wood shingles on the second floor. The gabled roof slopes steeply to both the east and west. The projecting ell at the northwest corner steps back from the north façade. The north elevation contains a projecting, rounded bay that defines the interior stairway. The bay takes the form of a modified oriel window. The interior stairway is lighted by a band of fixed pane windows on the first floor and sixteen small fixed pane windows at the second floor level. The base of the bay on the first floor level is formed by alternating bands of plain and elaborately carved limestone. An ornate carved stone corbel gives the appearance of supporting the bay.

Other fenestration on the north elevation's first floor consists of a large, single pane window topped by a stained glass transom that emits light to the dining room and smaller windows that provide light to the kitchen. In addition to the small windows lighting the stairway on the second floor, there are double-hung, one-over-one wood sash windows and a large, fixed pane window.

The northeast corner of the house features a covered porte cochere that shelters stairs leading to the front porch. The stairway is flanked by rusticated stone buttresses with carved stone detailing.

The free-standing, two-story carriage house is original to the structure. It is built of brick, rusticated stone, and frame faced in shingles. The northeast corner of the carriage house features a rounded tower with conical roof. The projecting conical roof is supported by wooden brackets. The main roof of the carriage house forms a steeply

sloping gable. Dormers project on the south side of the roof. Deep eaves are supported by wood brackets. Window and door openings on the first floor feature rusticated stone arches and quoins. The first floor serves both as a garage and efficiency apartment. A modern wooden stairway provides access to a second floor apartment.

The yard is landscaped with a variety of trees including pecan, oak, crepe myrtle and mountain laurel. Ornamental plantings include nandina, lariope, and senisa.

Near the southwest corner of the house is a small round, wood shingle structure set on a raised brick base. The roof slopes up to a conical peak. Double-hung, two-over-two wood sash windows and a single pane wood and glass door light the interior. The structure, which is not original to the house, is referred to as a “fern house.” Its original purpose is not known.

The interior of the house features elaborate wood paneling, wood paneled doors, carved wood transom panels, built in cabinetry, mantle pieces and Majolica-tiled fireplaces. Primary woods are oak and pine. Doors are wood-paneled. Floors and wainscoting are oak on the first floor and pine on the second floor. With the exception of the painted trim in the kitchen and on the third floor, woodwork throughout the house has been restored to its natural finish. Fireplaces which originally burned wood or coal were in-filled at a later time with gas burning fixtures. These appear to date to the 1910-1920 period.

The first floor consists of an entry parlor, formal living room, sitting room, dining room, kitchen and glass-enclosed porch. The stairway features an elaborate carved and paneled newel post with a tall, multi-light fixture. The stairway is paneled with a molded railing, turned spindles and carved brackets. The entry parlor, formal living room, sitting



room and dining room all feature tiled fireplace with carved mantle pieces and surrounds. With the exception of the kitchen and enclosed back porch, all interior first floor finishes are historic and restored to their original appearance. The enclosed back porch is floored in decorative concrete tile.

The paneled stairway rises from the first to third floor. The landing between the first and second floors conforms to the slightly curved bay and features a bench and book shelf. There are four bedrooms and three bathrooms on the second floor. Access to the bedrooms is the central stair landing. Bedroom and closet doors are paneled and each room has operable transoms. Each bedroom has a fireplace. The room at the southwest corner of the house that appears to have been added in the 1950s was previously used as a laundry room but is now used as a closet.

The third floor level, originally used for entertaining, now serves as a family room and guest room. Low spaces under the sloping roof are enclosed for closets and mechanical units.

### SIGNIFICANCE

The Jay E. Adams house is an excellent example of Queen Anne style architecture. Built in 1893 by one of San Antonio's leading developers of the late nineteenth and early twentieth centuries, the house reflects the finest in architectural design and materials. The Adams house retains an extremely high degree of integrity in 2011. With the exception of a porch on the rear ell that has been enclosed with windows and the small room above it on the second floor, the appearance of the house today is virtually identical to its c. 1893 appearance. On the interior, with the exception of the remodeled kitchen and bathrooms and conversion of the third floor entertainment space to a family room and guest room, finishes and features have been restored to their historic

appearance. In addition to its high degree of original integrity, the house is the only known example of the work of the short-lived practice of Solon McAdoo and Alfred Wooley.

Following Jay and Mame Adams' sale of their home in 1898, the house was occupied by a succession of prominent individuals of local and statewide importance. These included cattleman William James Moore who served thirteen years as chairman of the Texas Livestock Commission; former Brownsville mayor and San Antonio insurance executive Frederick Combe; and former state senator, Republican gubernatorial candidate, banker and attorney J.O. Terrell.

The Jay Adams house is a contributing structure to the Monte Vista National Register historic district.

#### DOCUMENTATION

Barnes, Charles Merritt. *Combats and Conquest of Immortal Heroes: Sung in Song and Told in Story*. San Antonio: Guessaz and Ferlet Company, 1910.

#### Bexar County

Deed Records, various volumes.

Marriage Records

Probate Records

Davis, Ellis A. and Edwin H. Grobe (comp. and ed.) *New Encyclopedia of Texas*. 4 volumes. Dallas: Texas Development Bureau, c. 1930.

Everett, Donald E. *San Antonio's Monte Vista: Architecture and Society in a Gilded Age*. San Antonio: Maverick Publishing Company, 1999.

Fenwick, Marin B. *Who's Who Among the Women of San Antonio and Southwest Texas*. San Antonio: n.p., 1917.

Koch, Augustus. *Bird's Eye View of the City of San Antonio. 1873*. Copy in the collection of Maria Watson Pfeiffer.

Morrison, Andrew. *The City of San Antonio, Texas*. St. Louis: George W. Engelhardt and Company, [1891].

Roemer, Ferdinand (Oswald Mueller, translator). *Texas*. Standard Printing Company: San Antonio, 1935.

San Antonio *Daily Express*, various editions.

San Antonio *Express*, various editions.

San Antonio *Daily Light*, various editions.

San Antonio *Light*, various editions.

Sibley, Marilyn McAdams. *George W. Brackenridge: Maverick Philanthropist*. Austin: University of Texas Press, 1973.

Texas Department of Health, Bureau of Vital Statistics, Death Records.

United States Bureau of the Census, various years.

Watson, Ann Maria. *San Antonio on Track: The Suburban and Street Railway Complex through 1933*. Unpublished Master's Thesis. San Antonio: Trinity University, 1982.

Wilder, John B. "Terrell, J.O.," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/fte24>), accessed October 3, 2011. Published by the Texas State Historical Association.

\* REFERENCE BEARING FROM FIRE STATION NO. 6  
 SUBDIVISION, VOL. 9547 OF THE DEED  
 & PLAT RECORDS OF BEXAR COUNTY, TEXAS.  
 ALL OTHER BEARINGS ARE RELATIVE TO THIS  
 BEARING.

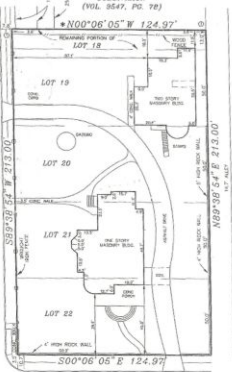
- ⊙ = FOUND FROM SUR
- ⊙ = SET FROM SUR



SCALE 1" = 50'

FIRE STATION NO. 6  
 SUBDIVISION  
 (VOL. 9547, PG. 78)

W. RUSSELL PLACE  
 (55.6' R.O.W.)



BELKNAP STREET

(55.6' R.O.W.)

STATE OF TEXAS  
 COUNTY OF BEXAR



SURVEY OF  
 SQUARE FEET OUT OF LOT 18 AND  
 ALL OF LOTS 19, 20, 21, & 22  
 BLOCK 3

# TEXAS HISTORICAL COMMISSION

## Authorization for Recorded Texas Historic Landmark Designation

Date of RTHL designation: January 27, 2012

Property Name: Jay Adams House

Physical Address: 505 Belknap Place

City: San Antonio

County: Bexar

Zip: 78212

Property reference number (Appraisal District/Tax Office property number, etc.):

Legal Description (Lot and block, metes and bounds, etc.):

NCB 1863 BLK 3 LOT 19, 20, 21, 22, & E 13' OF 18

Additional description ("property encompassing the bridge and abutments," "the 1936 portion of the County Consolidated High School building," "the historic homestead, including the main house, barn, windmill, smokehouse and water well," etc.):

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Designated properties are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

### Benefits of the RTHL designation:

Recognition that a property is of local, regional or state significance.

Protection for up to 90 days from exterior alterations, including demolition or relocation.

Ad valorem tax exemptions, where granted by local taxing authorities.

Inclusion in the Texas Historic Sites Atlas.

Technical preservation assistance through the THC.

### Responsibility of the property owner under the RTHL provision, as noted in Texas Government Code, Chapter 442.006 (f):

*A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.*

### Additionally:

The designation requires the public display of the RTHL marker. The marker is the property of the State of Texas and may not be removed or relocated without the prior permission of the Texas Historical Commission.

RTHL status is a permanent designation which is retained with the property even upon transfer of ownership. Only the Texas Historical Commission may remove the designation.

Structures designated as RTHLs do not have to be open to the public, but the marker must be accessible to the public.

RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

I, the property owner or legal administrator of the property noted herein, signify below that I have read the information regarding Recorded Texas Historic Landmarks and that I voluntarily seek the designation for the property. I further promise to comply with the provision noted in the Texas Government Code.

Name (print): Marline Carter Lawson

Mailing address: - 505 Belknap Place

City, state, zip: - San Antonio, TX 78212

Signature: \_\_\_\_\_

Marline Carter Lawson Date: 1-31-2012



W Woodlawn Ave

W Woodlawn Ave

E Woodlawn Ave

E Woodlawn

Ripley Ave

W Craig Pl

MIDTOWN SAN ANTONIO

W Craig Pl

E Craig Pl

LAUREL HEIGHTS

ALTA VISTA

W Russell Pl

San Pedro Ave

Maverick St

Belknap Pl

N Main Ave

W French Pl

E French Pl

Aganier Ave

W French Pl

W Ashby Pl

N Flores St

Bredlen Ave

San Pedro Ave

Lewis St

W Ashby Pl

N McCullough Ave

E Ashby Ave

Hess St

Krempkau St

Weymouth St

Hickman St

San Pedro Park

W Dewey Pl

Belknap Pl

Lewis St

Howard St

E Dewey Pl

Ogden St

E Courtland Pl

San Pedro Ave

San Antonio College

E Locust St

N McCullough Ave

W Myrtle St

W Myrtle St

Aganier Ave

Union Pacific

N Comal St

N Flores St

oval St

Fre

F

































