

## About Us:

The **King William Association** is a nonprofit organization of residents and citizens dedicated to preserving the architectural character and the residential heritage of the neighborhood located south of downtown San Antonio. This area is protected by national and city historic designations. Your financial support of our efforts to preserve the distinctive inventory of San Antonio historical architecture is greatly appreciated.

For more information or to make a contribution please contact:



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This publication is part of our continuing mission to educate the public on the history and unique development of the King William Area. This project is the result of a concerted effort to research and publicize noteworthy properties.

Cherise Bell, Executive Director

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**Reference:** Mary V. Burkholder, "The King William Area"

**Photography:** Al Rendon, Alrendon.com © 2017  
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**Published:** December 2017

## Albert Felix Beckmann 2 (1855 - 1900)

Albert Felix Beckmann was born on September 16, 1855 in San Antonio, Texas. After his early education locally he traveled to Germany and studied architecture. He returned to San Antonio around 1880 and in 1883 formed a partnership with James Wahrenberger, another German-trained architect. Together they designed houses for many of the city's well-to-do residents, including Carl Hummel (1884) and Edward Steves, Jr. (1884). Around 1891 he ended his partnership with Wahrenberger. Beckmann continued his practice until his death in 1900.

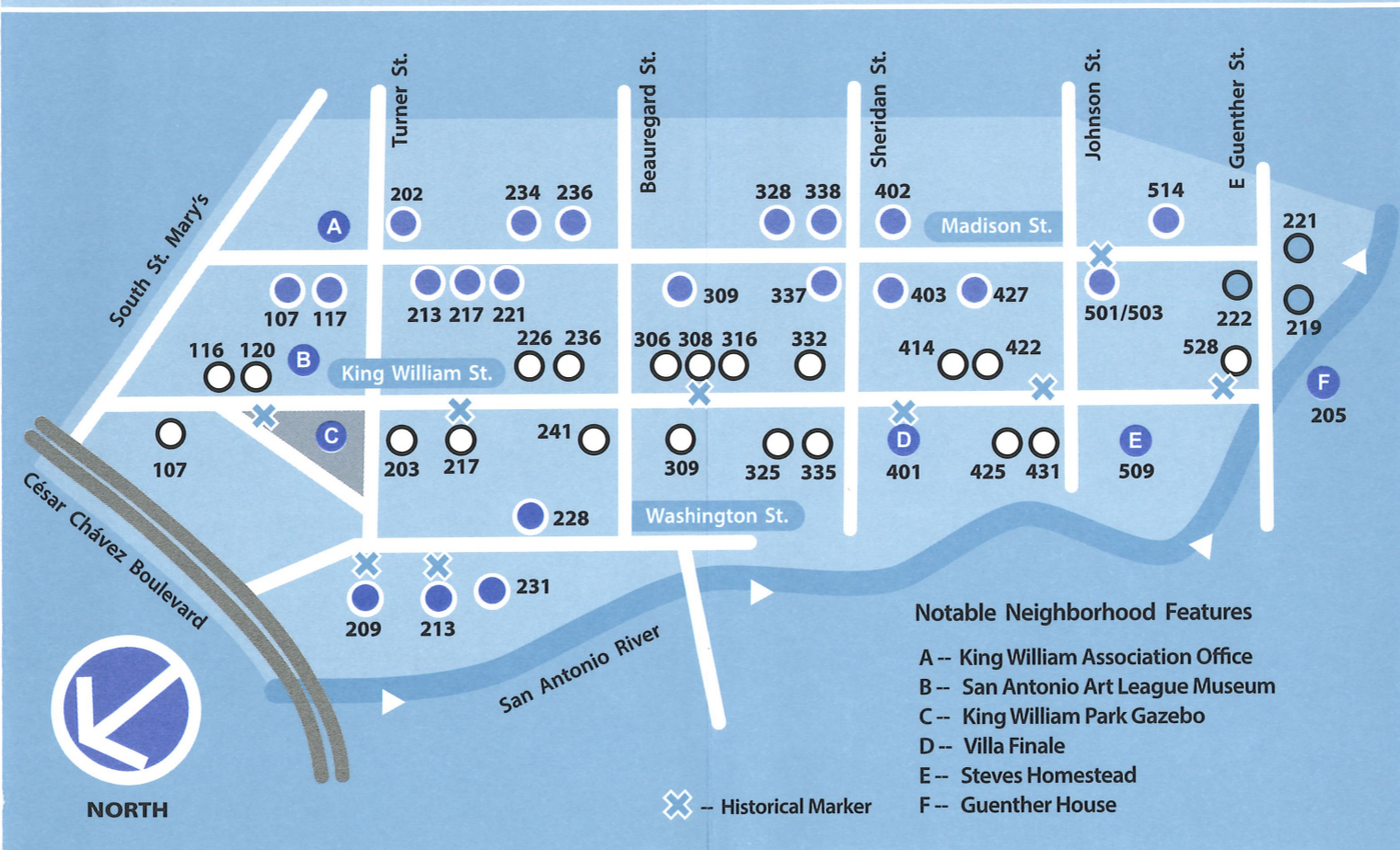
Beckmann married Marie Dorothea Guenther, daughter of Carl Guenther, in 1886. From 1891 to 1896 he served as a San Antonio City Councilman. Beckmann and his family lived at 222 East Guenther.

## Alfred Giles 1 (1853 - 1920)

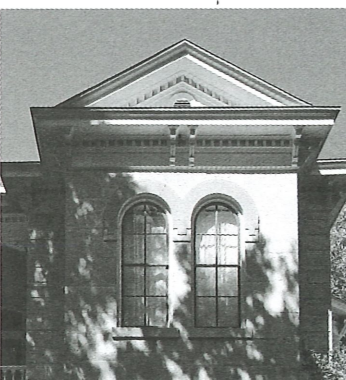
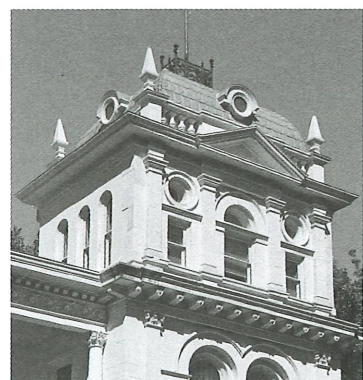
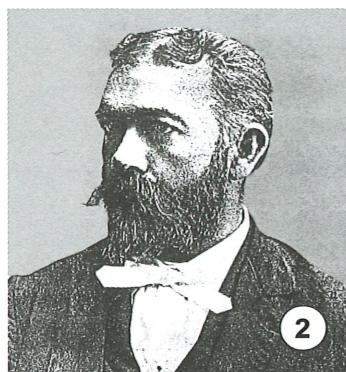
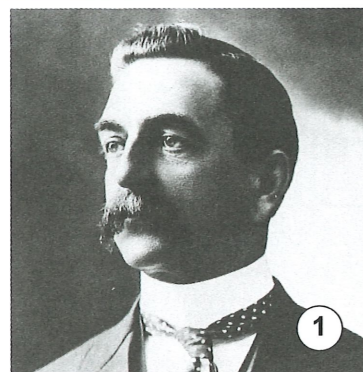
Born the seventh son of a wealthy Englishman, Alfred Giles apprenticed with a London firm and attended night courses at King's College, University of London. He arrived in New York City in 1873 and soon relocated to San Antonio, seeking a warmer climate for his rheumatic heart. Here he worked for master builder John H. Kampmann, who taught him the characteristics of local building materials.

By 1876 Giles had his own office and was widely recognized as an architect of note. He married Annie Laurie Jones in 1881. They had eight children, two of them sons who joined him in his architecture office. Giles and his family lived at 308 King William Street. The Alfred Giles Company in San Antonio was still active when Giles died at his ranch in Comfort, Texas in 1920.

It was not unusual for families in the King William neighborhood to forge connections through marriage. Alfred Giles' daughter Mary was married to Albert Beckmann's son Adolph. Their first son was named Alfred Giles Beckmann.



## King William Area A Walking Tour



## King William Street



### 414 King William ♦ The Meusebach House

414 King William is in the Italianate style with a simple hipped roof, a protruding front porch and front porch pediment which derives from a 1970s renovation. The original house had a wraparound porch to the north and a bay window on the south side facing the street. In 1884 Smith Ellis bought the lot for \$750 and built this house. He then sold the cottage to Otto Meusebach in January 1889, for \$2,500. Otto, was probably the son of Baron Ottfried Hans Meusebach, founder of Fredericksburg, Texas.

### 422 King William ♦ The Ellis/West House

This Second Empire style house with a three-story central tower, mansard roof and cresting was commissioned about 1888 by Smith Ellis. In 1892, Sol West, a stockman, paid him \$8,000 for the property. The home passed to his son Ike West, Sr., whose widow Nellie B. West lived there until 1965. Charles and Kay Scheer became owners in 1973 and added about 30 feet to the back of the house.

### 425 King William ♦ The George Kalteyer House

This masonry house with its two towers, carved stone course belt on the one tower and polychromatic voussoirs give this high-style Victorian Romanesque its distinctive look.

George Kalteyer built this house around 1892. He was founder and president of San Antonio Drug Company and also president of Alamo Cement Company. The house is one of the few remaining designed by **James Riely Gordon**.



**James Riely Gordon** (1863 – 1937) practiced architecture in San Antonio. Between 1885 and 1901, during Texas' Golden Age of courthouse construction, he saw 18 of his courthouses built.



**O'Neil Ford** (1905 – 1982) After winning the commission for the La Villita restoration project in 1939, Ford moved from Dallas to San Antonio. O'Neil Ford and Associates designed 122 Madison, where the King William Association's office is located.



### 431 King William ♦ The Edward Steves, Jr. House

This Italianate style house with a front gable, cornice return and quoins was designed by architect **Alfred Giles** and built for Edward Steves, Jr., around 1884 when Edward married his first wife, Julia Isabella Martin. That same year he left the family lumber business founded by his father, Edward Steves, Sr., and started operating a company dealing in guns, ammunition, and other merchandise.

### 509 King William ♦ The Steves Homestead

This Second Empire house is listed in "An American Heritage Guide to Historic Houses in America." It is also a Recorded Texas Historic Landmark. Designed by architect **Alfred Giles**, it was built in 1876 for Edward Steves, Sr. who founded Ed. Steves & Sons (lumber company).

Mr. Steves Sr. died in 1890. His wife and his son Ernest continued to live in the home until 1930 when they both passed away. In 1952 granddaughter Mrs. Curtis Vaughan gifted it to the San Antonio Conservation Society.

The rear building contains the first indoor swimming pool in the city. The yellow picket fence in front of the house is of unique construction. The little fastening that was necessary was done by using wooden pegs. Mr. Steves erected the fence before he built the house and made it of long-lasting cypress wood. The fountain in the side yard was purchased by the Steves at the Philadelphia Centennial Exposition in 1876.

### 528 King William ♦ The Bisenbach House

A German immigrant, August Bisenbach and his wife, Louisa began construction of this house in 1880. The walls of this hipped roof house are stucco over brick. Throughout there are Gothic Revival details. From 1910 to 1955 various members of the Guenther family owned and occupied the building.

In 1955, **O'Neil Ford**, known for introducing a distinctive regional modern architecture, purchased the house. It served as offices for his architectural firm for the next 26 years. His firm is responsible for the design of numerous facilities at HemisFair '68 and the central campus of Trinity University.

## Washington Street



### 209 Washington ♦ The Mitchell-Oge House

This stately mansion did not always look as it does today, nor was Louis Oge (O-zhay) its first owner. It began as a one-story house with a raised basement built around 1857 by Newton A. Mitchell when he married Catherine Elder.

Louis Oge rancher, former Texas Ranger and Indian fighter purchased this house and had it remodeled by **Alfred Giles** into its present Neoclassical style in 1881.

### 213 Washington ♦ The Blersch/Watson House

Designed by Gustave Freislben, this is a Texas German Vernacular native limestone house with one and a half stories visible from the front elevation. The wide steps lead to the central entryway which is flanked by floor-to-ceiling windows. The parapet wall is an unusual feature for houses.

Originally owned by Thomas J. Devine, this land was transferred to his wife's sister, Catherine Elder, in 1853, before she married Newton Mitchell. In 1860 Mitchell subdivided the land and sold these lots to Gustave Blersch. Blersch built this two story house soon after.

### 228 Washington ♦ The Froebel House

Martin Froebel, a wheelwright, probably built this caliche block, German Vernacular Style house in 1866.

### 231 Washington ♦ The Gustav Groos House

This Texas German Vernacular native limestone house with ornate exterior was the first Groos home to be built in this area. It was built around 1875 by Gustav Groos who was associated in business with his brothers Carl and Friedrich. It appears to have been built in two stages, but by 1896 it looked much as it does today.

## East Guenther Street



### 205 East Guenther ♦ The Carl H. Guenther House

Carl H. Guenther migrated to Texas from Germany in 1851 and settled in Fredericksburg where he built his first mill. There he married Henrietta Dorothea Pape. In 1859 he moved to San Antonio and bought the property where the present Pioneer Flour Mill stands for \$2,500. In 1860, after erecting his new mill, he built this house, originally a one-story German Texas Vernacular of native limestone. The two upper stories were added in later years. The house is now the Guenther House Restaurant and Museum.

### 219 East Guenther ♦ The Adolph Wagner House

This Classical Revival house was probably built by Adolph Wagner around 1884. He was in business selling crockery, glassware, etc. Mr. Wagner was also treasurer for the Guenther Mill. His wife Amanda was Carl H. Guenther's daughter. The property stayed in the family and was willed to the mill. Today it is a private residence.

### 221 East Guenther ♦ The Herman Schuchard House

**Albert Beckmann** was the architect for this Victorian style house, which was built around 1892. Mr. Schuchard was the proprietor of a drug store (Kalteyer and Schuchard). His wife was Matilda Guenther, another daughter of Carl Guenther.

### 222 East Guenther ♦ The Albert Beckmann House

**Albert Beckmann** designed and lived in this brick masonry Victorian style house, which has distinctive Doric porch columns and a bay window. He was born in San Antonio but received his professional training in Germany. He was married to Marie Dorothea Guenther, daughter of Carl Guenther. The house was built around 1886. Members of the Beckmann Family lived in the house until it was sold to Julian and White, Architects, around 1950.



**Right:** The three daughters of Carl H. Guenther  
From left to right: Amanda, Matilda and Marie Dorothea  
Photos courtesy of Amanda Ochse.  
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## King William Street



### 107 King William ♦ The Anton Wulff House

Anton Wulff, German immigrant, merchant and the city's first Park Commissioner built this house of native limestone. Note the round medallion with a sculpture of Wulff's daughter, Carolina, done by her brother Henry. In 1902 Arthur William Guenther purchased this Italianate style house for \$7,000. Arthur was one of the "sons" in CH Guenther & Sons. The property is currently the headquarters for the San Antonio Conservation Society.

The two-story, rough-hewn, stone barn was moved to this site in 1982. August Stuemke was the original owner and operated one of the first lumberyards in the City.

The cast iron rose arbor in the side garden was moved from George Cable's ranch on the edge of the city in the 1970s. Cable is credited for bringing Aberdeen Angus cattle straight from Scotland to Texas.

### 116 and 120 King William ♦ The Joseph Ball House and John Ball House

In 1868 brothers and stone masons, Joseph and John Ball, bought these two lots for \$650 then constructed two matching houses. Oral history states that their wives had a falling out, so John's house at 120 was built without windows on the northeast side.

120 King William is an example of the Texas German Vernacular style with stucco over limestone walls, a side-gable roof and full-length front porch.

### 203 King William ♦ The Aaron Pancoast, Sr. House

Aaron Pancoast, Sr. came to San Antonio from Philadelphia. He purchased multiple lots on King William Street and the corner of Turner and Washington Streets. In 1891 this house was built. In 1920, the Pancoasts sold their home to Bartolo Martinez, owner and founder of the Tamilina Milling Company, the first commercial corn milling operation in the United States. The lower level of the house was severely damaged in the flood of 1921, and during the repair process the outside appearance of the first two floors was significantly altered. The roof, chimneys, pilasters and roof cornices of the 1891 house were retained.



### 217 King William ♦ The Sartor House

This house was built around 1882 for Alexander Sartor, watch repairman, who came to San Antonio from Germany. The original architect for the house was **Alfred Giles**. Elegantly proportioned, this house uses native limestone with projecting mortar. A front porch pediment frames the front door and a pendant hanging from the center of the pediment reflects the Victorian Gothic style.

### 226 King William ♦ Altgelt House

Ernst Altgelt migrated to the United States from Germany, established the town of Comfort, Texas, and then moved to San Antonio in 1866 and set up a law practice. He commissioned the construction of this house in 1876 but died in 1878 before its completion.

According to the HABS (Historic American Buildings Survey), "this house is an excellent example of restrained Victorian. Although built in the Victorian period, much of the architecture has Classic influence." The limestone walls are 16" thick.

### 236 King William ♦ The First Altgelt House

When the Ernst Altgelt family moved to San Antonio they purchased this lot and hired a carpenter from Comfort, Texas to erect a house that was finished in 1867. This was the first home on the street, so Mr. Altgelt, by city ordinance, was given the honor to name the street. He named it after Prussian ruler Wilhelm I.

The house was built in two distinct sections, the original rubble-work limestone house on the northwest corner and the two-story addition of molded concrete block on the south, gives the appearance of having two front entrances and its current Italianate style.

### 241 King William ♦ The Joske House

Thomas B. Wren, a dealer in hardware and agricultural implements, and his wife, Lizzie, built a one-story limestone structure here in 1881 for \$2,000.

In 1873 Julius Joske brought his family from Germany to San Antonio and started a mercantile store under the name of J. Joske. His son, Alexander Joske, bought this property from the Wrens in 1892 for \$9,000. In 1900 he hired local architect **Solon McAdoo** to design a grand addition to the original house.



Before opening his own firm Mr. McAdoo was a draftsman in the office of **Alfred Giles**.

The pink brick structure northwest of the house was built in 1915 and served as carriage house, laundry and chauffeur's quarters.

### 306 and 308 King William ♦ The Giles Houses

306 and 308 King William are Folk Victorian style houses. The gables are decorated with a king post truss. Both houses were built by architect **Alfred Giles** in 1883. The City Directory lists him as a resident of 308 King William from 1885 to 1888. Paul Dreiss bought the house from Sidney James in 1914 when Paul married Beatrice Giles, daughter of Alfred Giles. Mr. Giles renovated the house as a wedding gift.

### 309 King William ♦ The Hummel House

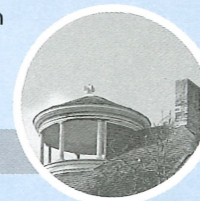
Charles Hummel built this house in 1884 for \$6,000. The architects were **James Wahrenberger** and **Albert Beckmann**. Details, such as the protruding gable, arched lintels over the paired front windows and double brackets under the eaves, give this Italianate limestone structure its unique appearance.

### 316 King William ♦ The M. L. Oppenheimer House

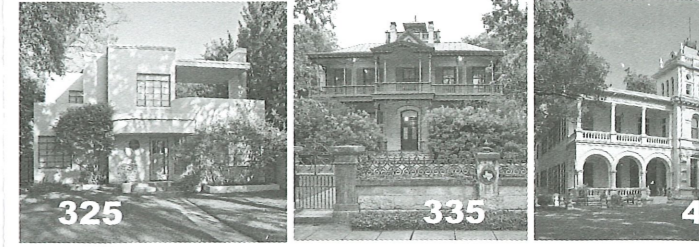
This Victorian Richardsonian Romanesque Revival house is built of brick with carved stone details. On the northeast corner is an octagonal belvedere topped by an octagonal roof and finial.

M. L. Oppenheimer, founder of several banks in Texas, purchased these two lots in 1900 for \$2,250. The Oppenheimer family lived at this address until 1963, when Raford Dobie purchased the house from the Oppenheimer family.

Mr. Dobie, was one of the founders of the King William Association (KWA). The first meeting of the KWA was held here in 1967. His home also has the distinction of being the first house open for the first King William Home Tour in December 1967.



316 Detail of Roof



### 325 King William ♦ The Morales House

Jack Morris of Modern Home Improvements was hired by Armando and Amanda Morales in 1951 to build a house for \$1,862. The Morales family lived in the house until 1986. The round edges, flat roof, steel casement windows and glass blocks make this house a great example of the Art Moderne style.

### 335 King William ♦ The Carl Groos House

Carl Groos built this house around 1880. Designed by architect **Alfred Giles**, it is a fine example of a native limestone house built in the Victorian style. After Mr. Groos died in 1892, other members of his family lived in the home. The San Antonio Area Council of Girl Scouts purchased this house in 1957. In back of the house is a large yard which was used for the Girl Scout Day Camp Program. In 1977 it was designated a Recorded Texas Historic Landmark, the highest honor the state can bestow on a historic structure. It is also listed on the National Register of Historic Places.

### 401 King William ♦ The Norton/Polk/Mathis House Villa Finale: Museum & Garden

According to HABS "the Norton-Polk-Mathis house is significant in that it can be traced the evolution of nineteenth century Texas architecture, from the simple stone frontier building, through the typical Victorian gingerbread rear gallery to the monumental Italian Renaissance Revival Tower."

Russell C. Norton, hardware merchant, purchased these lots in 1881 for \$1,100. In 1876 he and his wife, Ellen, built a one-story four-room house of cut limestone designed by San Antonio architect **Francis Crider**. The second owner, Edwin Polk, a stockman, acquired the property in 1881 and proceeded to enlarge it by adding a brick wing of two stories and a porch. Mr. Polk sold the house in 1895 to renowned trail boss and cattleman Ike T. Pryor. The third-story tower was added after 1895.

In 1967 Mr. Walter N. Mathis bought and restored the property. In 1971 it was recorded as a Texas Historical Landmark. When Mr. Mathis died in 2005 he left "Villa Finale" and its furnishings to the National Trust for Historic Preservation which now owns and operates the house museum.

# Madison Street



## 107 Madison ♦ The Jackson House

Moses Jackson bought this lot from Mrs. P. H. Groesbeck in June 1894. A Mechanic's Lien stated a one-story brick, metal roof [house of] eight rooms was to be built for \$2,500. Jackson lived in this Victorian style house until 1915 when Helene Guenther purchased the property.

## 117 Madison ♦ The McDaniel House

117 Madison is a brick masonry house built in the Richardsonian Romanesque style. The front door is surrounded by a masonry arch with engaged columns.

In 1896 Colonel Charles C. Gibbs had this house built for newlyweds Dr. Alfred and Virgilia Gibbs McDaniel, who eventually inherited the house from her mother Zenomia Barnes Gibbs in 1911. The grounds comprised several lots and extended to King William Street.

## 202 Madison ♦ The Henyan House

I.B. and Pauline Henyan were the first owners. I.B. bought the lot in January 1899 at a sheriff's sale of the estate of Michael Eckenroth, whose home was behind it on South Alamo Street. They wrote a contract with Ed. Steves and Sons in 1905, agreeing to pay \$3,500 for the construction of "... a new brick residence including all plumbing, wiring, piping and heating" in accordance with plans drafted by architect Beverly W. Spillman. By 1922, Mrs. Henyan was a widow and continued to live in this house until December 1927, when she sold it to the City Federation of Women's Clubs for \$12,500.

## 213 and 217 Madison ♦ The Wagenfuhr Houses

These two houses are shown on Koch's 1873 pictorial map as one-story structures. They are hardly recognizable today because of additions, including a second story on each.

Herman Wagenfuhr, stonemason, bought the lot at 213 Madison from Malvina Nelson in October 1869 for \$225 and must have built the house shortly thereafter. He lived here until his death in 1898.

In March 1870, Henry Wagenfuhr, a drayman, purchased the adjoining lot at 217 Madison from Malvina Nelson for \$235. His house probably dates from between 1870 to 1872. He lived here until his death in 1896. His daughter, Sophia, married Henry Zoller, a painter, about 1886 and they made this their home until he died in 1926 and she in 1945.



## 221 Madison ♦ The Pelzer House

Unlike most of the older stone houses in the area, this one is made of caliche block, a softer, more porous stone than limestone. Baltazar Benner must have built the house soon after April 1870, when he paid Malvina A. Nelson \$300 for the lot, because it appears as a complete structure on Koch's 1873 map.

## 234 and 236 Madison ♦ The Cain Houses

In 1890, Dr. J. M. and Minnie Cain paid \$1,800 for lot 9 and half of lot 10, where the houses at 234 and at 236 are located. In 1892, a builder's lien was issued for \$3,100 to build a two-story frame house at 236 Madison following plans by architects Murphy, Gordon & Laub. The Cains lived in this Victorian style house until about 1900. Under the elaborately ornamented gable a balconet is supported by brackets covered with shingles. The carriage stone, originally in front of the house is now at the side of the driveway, with the name Cain on it.

In 1901, another builder's lien for \$2,500 was issued to build the house at 234 Madison. Dr. Cain lived there until 1907, when James and Bettie Knight bought the house for their family. The last family member to live here was their daughter, Bessie, whose home it was until her death in 1958. The two huge pecan trees in the back yard were planted by Mrs. Bettie Knight.

## 309 Madison ♦ The Jesse Oppenheimer House

This Victorian Eclectic style house has a round tower in the Queen Anne style, diamond and octagonal imbrication in the Shingle style on the second floor, columns and entablature in the Classical style.

Jesse and Lillie Oppenheimer built this house about 1900, replacing an earlier house at this site. He was cashier at the D. and A. Oppenheimer Bank. The Oppenheimers lived here for about 24 years. In the 1930s it was used as a naturopathic clinic and rest home. The 1940 city directory lists this address as the Free Economy Pub Club. Much of the restoration was done by Maxine Brewer, who bought the house in 1975.



## 328 Madison ♦ The Sckerls House

It is said that Charles and Minnie Sckerls built this house around 1913 as an investment. Different renters lived here until the Sckerls' granddaughter, Linda Epps Shea, sold the house to George and Clara Hawn Carter in 1941. The house is reminiscent of the Prairie style with its wide eaves, porch columns and horizontal massing.

## 337 Madison ♦ The Van Derlip House

J.F. Martin built a one-story stone house at this corner around 1872. In 1875, he and his wife sold it to Juliana Van Derlip. Sometime after 1886 the family added a second story of brick to the house. Daughter Adelia and her husband, Charles Cresson, lived here with Juliana until 1887.

This Texas German Vernacular native limestone house features a stucco façade and floor-to-ceiling double-hung windows. It was built at ground level, not elevated on a pier and beam. The house is listed on the Historic American Buildings Survey (HABS).

## 338 Madison ♦ The Berman/Kinder House

Oscar and Ray Berman and their family rented a house on Madison Street until they built this house around 1906. Mr. Berman was in the wholesale liquor business (Berman and Zadek). He died about 1924, and Mrs. Berman stayed on in the house until 1927.

This brick masonry house, in the Neoclassical style, has a two-story front porch with both second and third story balustrades. Its unique circular walk and curved downstairs porch have entrances on both sides.

## 402 Madison ♦ The George A. Chabot House

This Victorian Queen Anne style house has a brick masonry ground floor and staggered, square shingles on the second floor. The hexagonal porch is reminiscent of Romantic Octagonal houses.

There is significant evidence to suggest that this house is not the one originally built by George A. Chabot, son of George S. Chabot, after he bought the two corner lots in December 1885. The 1896 Sanborn map shows a different house much closer to the north lot line. The 1904 Sanborn map depicts the house as it appears today.



## 403 Madison ♦ The George S. Chabot House

George Stooks Chabot, a prominent San Antonian from England was a commission merchant dealing in cotton, wool and hides, with his business set up on Main Plaza. He and his wife, Mary, previously lived in Mexico, where he worked for the British Foreign Service.

Mr. Chabot built this home, a Texas German Vernacular style house of native limestone, around 1876, after he paid Thomas J. Devine \$800 for the lot in 1875. Shortly afterward, his mother-in-law, Juliana Van Derlip, bought the house across the street. At one time Sheridan Street located between the Chabot houses was called Chabot Street.

## 427 Madison ♦ The Charles Chabot House

This Victorian style house uses a decorative brick pattern in the lintel and belt course banding. Beautiful details include multiple entrances, an arched transom window, spindle porch balusters, and the diamond and dart pattern on the gable front.

This house was probably built in 1901 by Charles Chabot, who lived here for a short time and then rented to A. H. Halff from about 1902 to 1910.

## 501/503 Madison ♦ The Hugman House

This duplex, was probably built by Ed Steves and Sons. It first appeared in the 1924 City Directory while the property was still owned by the Steves family. R.H.H. Hugman lived here from 1927 to 1931. He is credited with the idea of a "riverwalk" after the flood of 1920. Hugman designed the Arnesan River Theater as well as numerous staircases on the downtown section of the San Antonio River Walk.

## 514 Madison ♦ The William C. Kalteyer House

In 1895 William C. Kalteyer built this house, addressed as 1217 South Alamo Street. He used old growth cypress wood, which made this wood frame structure immune to wood rot. The last of the Kalteyer family to live here was daughter Gertrude. L. Peterson bought and sold it in 1974 to Walter N. Mathis, who turned the house around to face Madison Street and sold it to Theodore Bailey and Jessie Simpson in September 1975. They restored the house and built a two-story back porch instead of the original one-story.