

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUN 28 1988  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Barnes-Laird House

and or common

2. Location

street & number 103 West Ashby Place

N/A not for publication

city, town San Antonio, Texas

N/A vicinity of

state Texas

code 048

county Bexar

code 029

code 029

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
  - private
  - both
- Public Acquisition**
- N/A in process
  - being considered

Status

- occupied
  - unoccupied
  - work in progress
- Accessible**
- yes: restricted
  - yes: unrestricted
  - no

Present Use

- agriculture
  - commercial
  - educational
  - entertainment
  - government
  - industrial
  - military
- museum
  - park
  - private residence
  - religious
  - scientific
  - transportation
  - other:

4. Owner of Property

name Sylvia Saenz

street & number 322 West Woodlawn

city, town San Antonio

N/A vicinity of

state Texas 78212

5. Location of Legal Description

courthouse, registry of deeds, etc. Bexar County Courthouse

street & number 200 Main Plaza

city, town San Antonio

state Texas

6. Representation in Existing Surveys

title Texas Historic Sites Inventory

has this property been determined eligible?  yes  no

date 1988

federal  state  county  local

depository for survey records City Preservation Officer

city, town San Antonio

state Texas

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____ N/A _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Situated at a primary intersection within the City of San Antonio Monte Vista Historic District, the Barnes-Laird House is an excellent example of a substantial early 20th century Classical Revival residence. The immediate area consists largely of contemporaneous residences of comparable scale, used today for both residential and commercial purposes. Mature trees flank the house on the West Ashby and Main Street fronts.

The Barnes-Laird House is a two-story, rectangular residence built of wood frame construction with a painted, masonry veneer. The main block features a composition hipped roof with gablets surmounting the south and east porches. The principal (south) facade is dominated by a two-tiered veranda supported by four Giant Order fluted Corinthian columns; there are entablatures at both first and second floor levels. This facade is symmetrical with a center front door flanked by sidelights and segmental arch transom, all filled with original beveled glass. Most of the openings in the original structure exterior walls are articulated with slightly projecting stone lintels and sills; windows are one-over-one sash, and those on the south front of the house feature louvered blinds. The a smaller door and flanking windows are repeated on the second floor.

The Main Street (east) facade has a smaller but similar two-tiered porch supported by two Giant Order Corinthian columns. While not symmetrically placed like those on the entrance facade, ground floor windows have complimentary windows above. The west facade has detailing similar to that of the east facade, although its most distinguishing feature is the stair window between first and second floor levels. It consists of paired, fifteen-over-one windows with a bracketed hood above and shallow balcony below.

In the 1940s a square one-story addition was made to the rear (north) of the Barnes House. It was designed in roughly the same architectural vocabulary, although it projects toward Main Street and has a flat roof. The remaining portion of the rear of the property and the west side have been paved to provide parking.

The interior of the Barnes-Laird House has been well-maintained, and features exuberant Classical Revival detailing. The entrance hall, for instance, has a deep coffered ceiling, Georgian style fireplace and panelled pocket doors leading to the original dining room. Square, fluted, Composite columns supporting a simple entablature frame the two-run main staircase, which terminates with a fluted, Doric column-style newel post. The dining room is noteworthy for its beamed ceiling and Georgian style mantel. Most interior door frames and transoms are intact, as are baseboards, cornices, etc. However, no early plumbing fixtures or cabinetry survive.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1909 **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The Barnes-Laird House is an architecturally significant residence with great visibility located in one of Texas' premier early 20th century residential neighborhoods. An excellent example of a substantial Classical Revival dwelling, the Barnes House was also home to Benjamin G. Barnes and Hester Schreiner Harrison, both prominent San Antonio investors.

The Monte Vista neighborhood north of the San Antonio central business district was planned in the late 19th century as San Antonio's most prestigious suburb. Wealthy San Antonians and their architects built numerous large, finely crafted homes in a variety of popular eclectic styles on large lots. The neighborhood was a statement in bricks and mortar of San Antonio's great turn-of-the-century prosperity.

Benjamin G. Barnes, an aggressive young entrepreneur, was perhaps a typical first generation Monte Vista resident. City directories indicate that from 1895 to 1908 he rented various houses in the present-day King William and South Alamo/South St. Marys Historic Districts (N.R. 1972, 1984). During this period he served as president of Roach & Barnes, sellers of bicycles and sporting goods at 218 West Commerce (Main & Military Plazas Historic District, N.R. 1979). In 1909, Barnes achieved still greater prosperity as president of the Western Grocery Company, and two years later became Secretary of the Central Trust Company, originally founded in Columbus, Texas as the banking house of R.E. Stafford & Co (N.R. 1973). In 1914 he became Vice President and Treasurer of that organization, which in 1918 constructed the Central Bank and Trust Company, tallest building in San Antonio, as its offices (N.R. 1982). That same year, Barnes opened his own mortgage banking firm, B. G. Barnes & Company, in the State Bank Building.

In 1907 Barnes and his wife Ermin bought lots at the intersection of Main and San Pedro Place West (later West Ashby Place) in the fledgling Monte Vista neighborhood, first platted in the 1890s; the area today contains one of the most important assemblages of early 20th century residences in Texas. Two years later, Mr. and Mrs. Barnes built this substantial Classical Revival residence on their property. The architect of the structure is not known, but it compares favorably with other large houses in the style by Atlee B. Ayres and other successful San Antonio architects. Classical Revival houses found great favor among wealthy Texans in the Edwardian (c. 1900-1915) era. Georgian and Classical details were used in a casual way, and proportions tended to be somewhat exaggerated in these houses, found in most Texas cities of the period. The Barnes House is large and

not at all  
 significant

## 9. Major Bibliographical References

Monte Vista Historical Society files  
San Antonio Conservation Society files  
San Antonio Historic Review Board files  
Alamo Title Company - abstract for 103 W. Ashby Place  
San Antonio City Directories - various years

## 10. Geographical Data

Acreage of nominated property less than one

Quadrangle name San Antonio East, Tex

Quadrangle scale 1:24,000

UTM References

A 

1	4	5	4	0	0	6	0	3	2	5	7	6	6	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

The East 2 feet of Lot 8, and all of Lots 9 and 10, New City Block 1885, W.H. Weiss Subdivision, in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Vol. 105, Page 122, Deed and Plat Records of Bexar County, Texas.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

## 11. Form Prepared By

name/title Jane Andrew Bishop (with Peter Flagg Maxson, THC)

organization The Bismark Group

date October 24, 1987

street & number 2318 San Pedro

telephone 512/737-0066

city or town San Antonio

state Texas

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Curtis J. Pinnell*

title State Historic Preservation Officer

date 21 June 1988

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 7-28-88

*[Signature]*  
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 1

well-detailed, and it is particularly noteworthy as perhaps the most prominent in a row of houses, nearly all featuring Giant Order front porches.

Benjamin and Ermin Barnes lived in their new home only four years and sold it in 1913. A succession of owners followed, until its sale in 1928 to ranching heiress Hester Palmer Schreiner Harrison. Her grandfather, Captain Charles Armand Schreiner, served in both the U.S. and Confederate Armies and later amassed a fortune and ranching empire in Kerr County; his Romanesque Revival house in Kerrville was listed on the National Register in 1975. Mrs. Harrison acquired the Barnes House as separate and not community property. She apparently used the house largely as a rental property, although she reportedly resided there as well for a time. In 1945 she sold the property to her two children A. Schreiner Harrison and Hester Harrison Dick; the latter lived there until 1948, when it was again sold. It became the property of Joseph and Grace Heninger Laird in 1951. The Lairds used the property for commercial and residential purposes until its sale in 1984 to attorney Sylvia Saenz. At that time it was rehabilitated for use as offices.

The Barnes-Laird House is prominently sited and architecturally significant in a neighborhood of exceptional houses. The integrity of the original house survives largely intact, and the one major addition is basically sympathetic and was constructed 40 years ago. Accordingly, it appears to meet National Register Criterion C for its rich Classical Revival interiors and exterior.

88001146

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Barnes--Laird House  
Bexar County  
TEXAS

JUN 28 1998

Working No. \_\_\_\_\_  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 7/28/88 - 8/12/88  
Action:  ACCEPT 7-28-88  
 RETURN \_\_\_\_\_  
 REJECT \_\_\_\_\_  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name \_\_\_\_\_

2. Location \_\_\_\_\_

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property \_\_\_\_\_

5. Location of Legal Description \_\_\_\_\_

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- summary paragraph
- completeness 8 S JUL
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

James-John House  
Deer County  
OH

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national    \_\_\_\_ state    \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



SCHOOL  
SPEED  
LIMIT  
**20**  
79-24



Barnes-Laird House  
103 West Ashby Place  
San Antonio, Bexar County, Texas

Photograph by Mark McGinnis, Visual  
Innovation Production, August, 1987;  
negatives with photographer in San  
Antonio

South elevation; camera facing north

Photo 1 of 6



W. 14TH

DO NOT  
ENTER

ROAD  
CLOSED

San Antonio Symphony  
Music Playing  
225-6161

2

Barnes-Laird House  
103 West Ashby Place  
San Antonio, Bexar County, Texas

Photograph by Mark McGinnis, Visual  
Innovation Production, August, 1987;  
negatives with photographer in San  
Antonio

Southeast oblique; camera facing northwest

Photo 2 of 6



Barnes-Laird House  
103 West Ashby Place  
San Antonio, Bexar County, Texas

Photograph by Mark McGinnis, Visual  
Innovation Production, August, 1987;  
negatives with photographer in San  
Antonio

East elevation; camera facing west

Photo 3 of 6



7

Barnes-Laird House  
103 West Ashby Place  
San Antonio, Bexar County, Texas

Photograph by Mark McGinnis, Visual  
Innovation Production, August, 1987;  
negatives with photographer in San  
Antonio

West elevation; camera facing east

Photo 4 of 6





Barnes-Laird House  
103 West Ashby Place  
San Antonio, Bexar County, Texas

Photograph by Mark McGinnis, Visual  
Innovation Production, August, 1987;  
negatives with photographer in San  
Antonio

North elevation; camera facing south

Photo 5 of 6



5

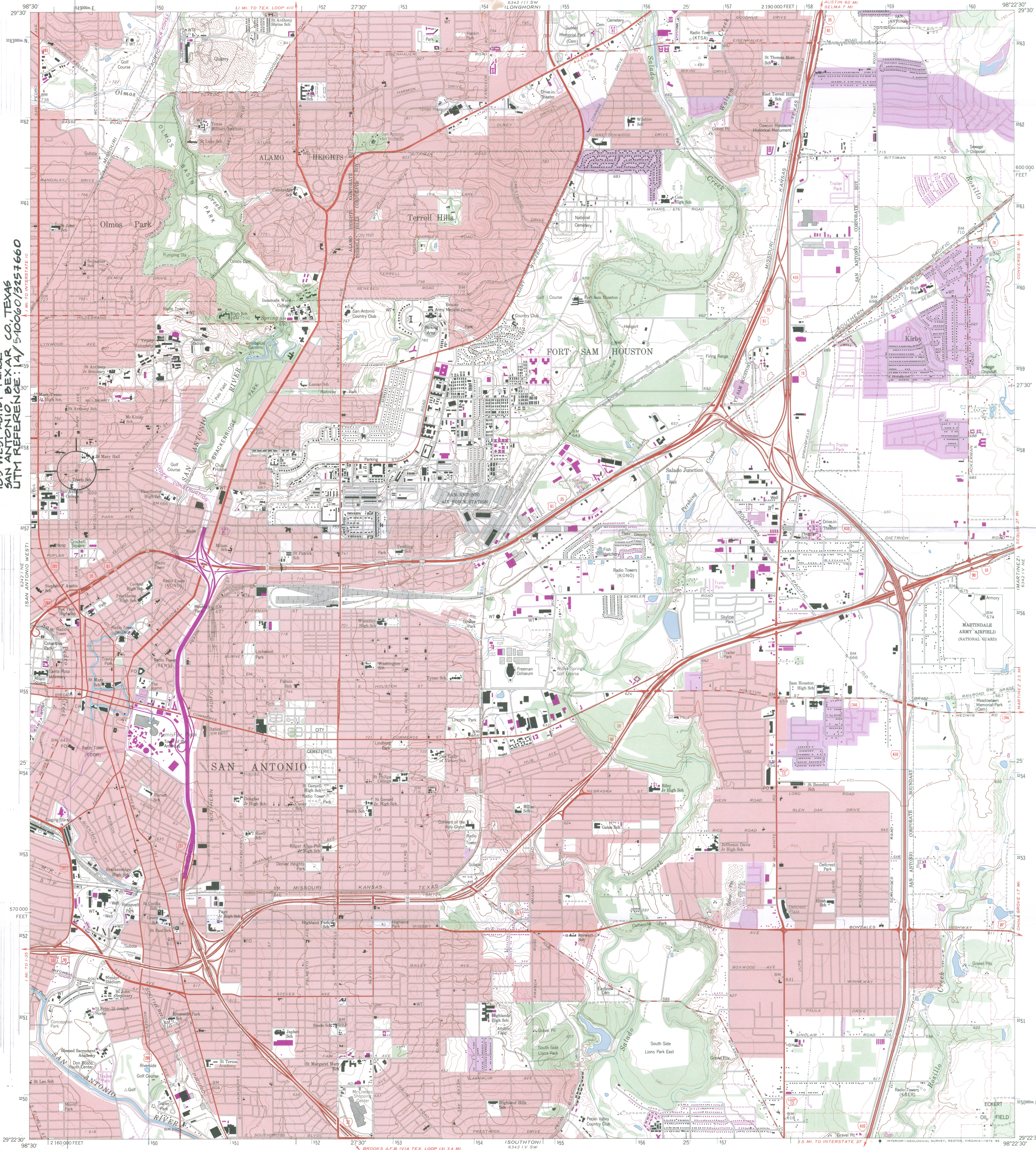
Barnes-Laird House  
103 West Ashby Place  
San Antonio, Bexar County, Texas

Photograph by Mark McGinnis, Visual  
Innovation Production, August, 1987;  
negatives with photographer in San  
Antonio

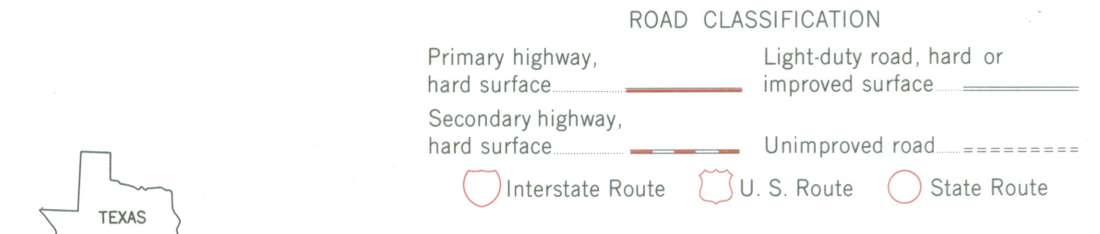
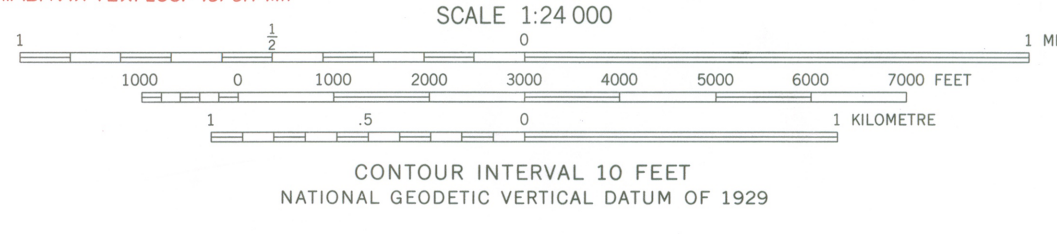
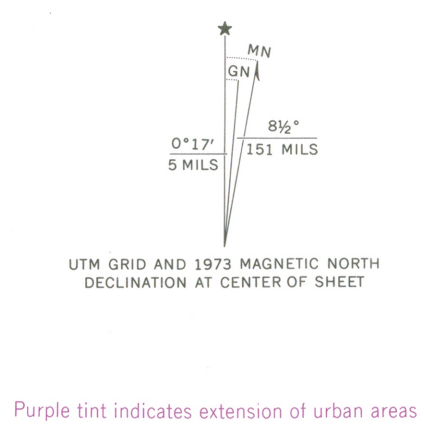
Main stairway; camera facing north

Photo 6 of 6

BARNES-LAIRD HOUSE  
103 WEST ASHBY PLACE  
SAN ANTONIO, BEXAR CO., TEXAS  
UTM REFERENCE: 14/540060/3257660



Mapped by the Army Map Service  
Edited and published by the Geological Survey  
Control by USGS, NOS/NOAA, and USCE  
Topography by photogrammetric methods from aerial photographs taken 1952. Field annotated 1953. Revised by Geological Survey from aerial photographs taken 1966. Field checked 1967.  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Texas coordinate system,  
south central zone  
1000 metre Universal Transverse Mercator grid ticks,  
zone 14, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence lines  
Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1973. This information not field checked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SAN ANTONIO EAST, TEX.  
N2922.5-W9822.5/7.5  
1967  
PHOTOREVISED 1973  
AMS 6342 IV NW-SERIES V882

2998-133