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**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
December 18, 2013**

HDCR CASE NO: 2013-408
ADDRESS: 115 Michigan Ave.
LEGAL DESCRIPTION: NCB 1872 BLK 48 LOT S 44 FT OF 5 & 6
APPLICANT: Billy Lambert 115 Michigan Ave.
OWNER: Jeffrey Dersh
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the structure at 115 Michigan Ave.

FINDINGS:

- a. The building at 115 Michigan Ave. appears on the Sanborn map dated 1911-1950. According to that map, the building had a concrete frame with tile curtain walls.
- b. The building was constructed in 1945 as the headquarters of Burke's Wood Workers. It later housed an automotive shop.
- c. This structure is a good, intact example of the Mission Revival architectural style and contributes to the character and historic integrity of the Fredericksburg Road corridor and surrounding neighborhoods.
- d. This request is being initiated by the tenant of 115 Michigan Ave., Billy Lambert. The building's owner, Jeffrey Dersh, is in support of landmark designation of this property and has provided a letter to that effect.

RECOMMENDATION:

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

Approved as submitted based on findings a through d.

Shanon Shea Miller
Historic Preservation Officer

**Statement of Significance for 115 Michigan Avenue
San Antonio, Texas**

The structure at 115 Michigan Avenue was built c.1945 as the headquarters of Burke's Wood Workers, a family owned furniture shop which also made cabinetry and other fixtures. A *San Antonio Light* newspaper article from June 30, 1947 advertises the company's move to "larger quarters." A *San Antonio Express* newspaper article from May 15, 1950 indicates that the building housed Hohmann's Automotive Services. Its use as an automotive shop represents the rise in vehicular culture

This structure was designed in the Mission Revival style with a flat façade, tilework and delicate scrolled Baroque doorways. It represents the proliferation of Spanish influenced Revival style commercial buildings constructed in the San Antonio area in the years between World War I and World War II.

This structure at 115 Michigan Avenue meets the following criteria for local landmark designation:

Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures [35-607(b)6]; as an early to mid-20th century Mission Revival style commercial structure.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as an early-mid 20th century automotive garage serving the increasing vehicular culture of San Antonio and the United States following World War II.

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-607(b)15]; as a Revivalist style neighborhood commercial structure located on a prominent corner.

Attachment - Historic Landmark Application

Constructed in 1945 at 115 Michigan Avenue, in the Mission Revival style, the building was originally used as the headquarters of a small family business called "Burke's Wood Workers" which specialized in furniture repair, as well as the fabrication of cabinetry and fixtures. According to residents who have witnessed the building's history, the building once housed commercial businesses such as an automotive shop and a chicken coop. We believe that sometime in the 1990s a person bought the building and had the zoning changed to RM4, but what its zoning classification was before that we are unsure. In 2006 Jonathan and Heather Card purchased the building and renovated it, which retained the commercial character of the building and added additional store frontage with windows on the east end of the building.



1945

