

HISTORIC AND DESIGN REVIEW COMMISSION

April 21, 2021

HDRC CASE NO: 2021-184
ADDRESS: 212 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1730 BLK 8 LOT 12
ZONING: MF-33
CITY COUNCIL DIST.: 1
APPLICANT: OFFICE OF HISTORIC PRESERVATION
OWNER: Jimmy Nassour, Cabot-Chase Ltd.
TYPE OF WORK: Recommendation for Historic Landmark Designation

REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 212 E Dewey Place.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on

the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

FINDINGS:

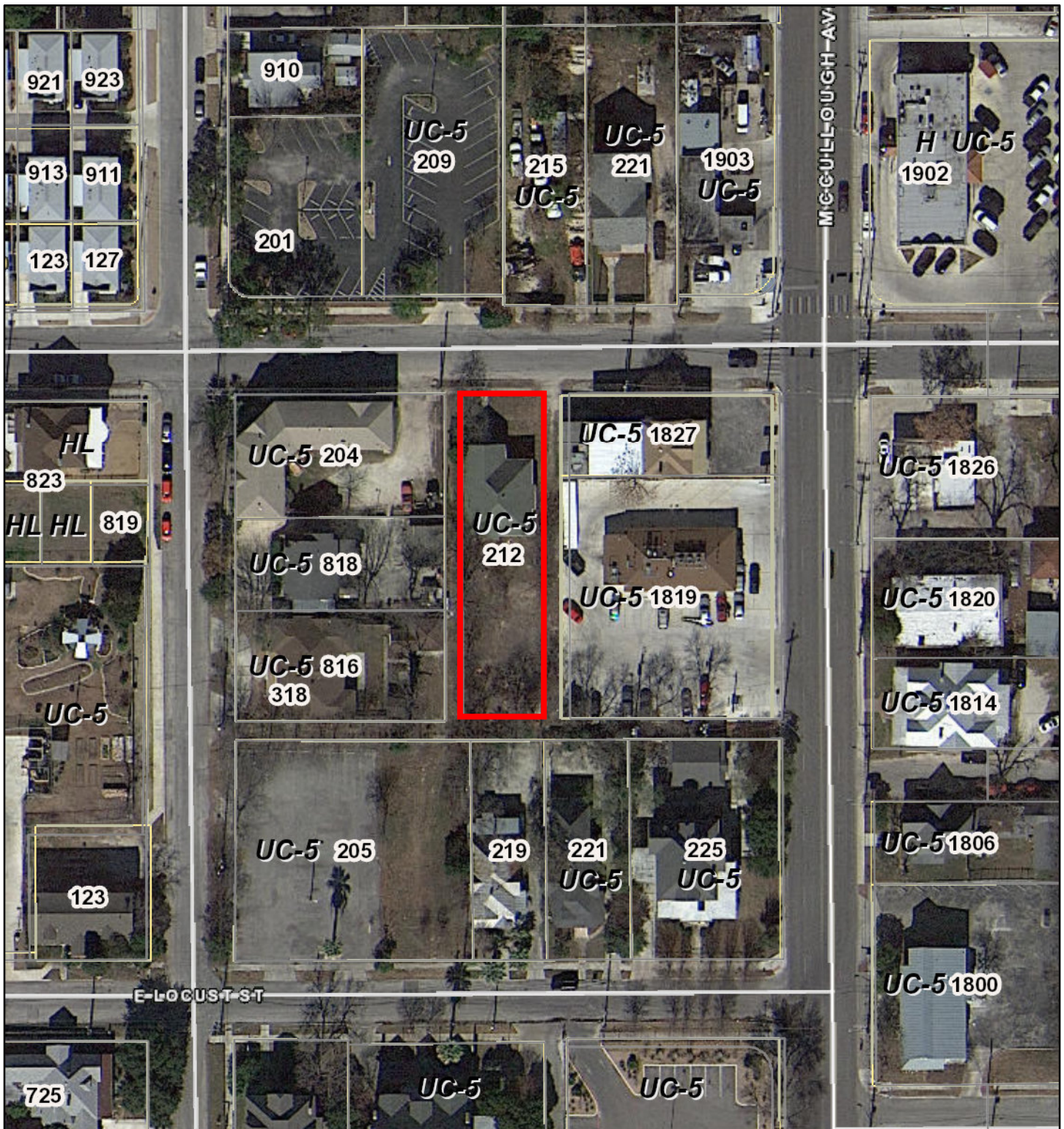
- a. On February 3, 2021, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 212 E Dewey Place. On April 1, 2021, City Council approved Resolution 2021-04-01-0024R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation is required from the HDRC.
- b. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- c. City Council has the ultimate authority to approve the historic designation zoning overlay. A recommendation from HDRC will be forwarded to City Council.
- d. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends that the Historic and Design Review Commission recommend approval of historic landmark designation of 212 E Dewey Place based on finding a.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop

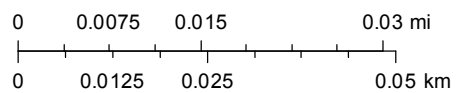


January 22, 2021

1:1,000

- Community Service Centers
- Ⓢ Pre-K Sites
- CoSA Parcels
- BCAD Parcels

□ CoSA City Limit Boundary



CoSA

Bexar CAD

Property Search Results > 119920 CABOT-CHASE LTD for Year 2021

Tax Year:

Property

Account

Property ID:	119920	Legal Description:	NCB 1730 BLK 8 LOT 12
Geographic ID:	01730-008-0120	Zoning:	MF-33
Type:	Real	Agent Code:	3170638
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	EOP(ONLINE APPEAL OPEN PROTEST)		
Informal Date:			
Formal Date:			

Location

Address:	212 E DEWEY PL SAN ANTONIO, TX 78212	Mapsc0:	616E2
Neighborhood:	DOWNTOWN / TOBIN AREA	Map ID:	
Neighborhood CD:	57035	E-File Eligible	

Owner

Name:	CABOT-CHASE LTD	Owner ID:	2956888
Mailing Address:	3839 BEE CAVES RD STE 200 WEST LAKE HILLS, TX 78746-6400	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$129,870	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$154,910	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$284,780	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$284,780	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$284,780	

Taxing Jurisdiction

Owner: CABOT-CHASE LTD
 % Ownership: 100.000000000000%
 Total Value: \$284,780

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$284,780	\$284,780	\$67.40
08	SA RIVER AUTH	0.018580	\$284,780	\$284,780	\$52.91
09	ALAMO COM COLLEGE	0.149150	\$284,780	\$284,780	\$424.75
10	UNIV HEALTH SYSTEM	0.276235	\$284,780	\$284,780	\$786.67
11	BEXAR COUNTY	0.277429	\$284,780	\$284,780	\$790.06
21	CITY OF SAN ANTONIO	0.558270	\$284,780	\$284,780	\$1,589.84
57	SAN ANTONIO ISD	1.502300	\$284,780	\$284,780	\$4,278.25
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$284,780	\$284,780	\$0.00
Total Tax Rate:		2.805632			
Taxes w/Current Exemptions:					\$7,989.88
Taxes w/o Exemptions:					\$7,989.88

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1389.0 sqft	Value: \$129,870
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1904	1389.0
OP	Attached Open Porch	A - NO		1904	198.0
PA	Terrace (patio slab)	A - NO		1904	108.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.2047	8918.00	49.00	182.00	\$154,910	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$129,870	\$154,910	0	284,780	\$0	\$284,780
2020	\$100,090	\$154,910	0	255,000	\$0	\$255,000
2019	\$99,340	\$134,660	0	234,000	\$0	\$234,000
2018	\$88,880	\$113,120	0	202,000	\$0	\$202,000
2017	\$88,880	\$113,120	0	202,000	\$0	\$202,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/29/2015	Deed	Deed	MOORE MATTHEW	CABOT-CHASE LTD	17261	113	20150094841
2	10/16/2014	AFF	Affidavit	MOORE JULIANNE S	MOORE MATTHEW			2014SM0233

3	1/24/2011	Deed	Deed	BARRETT PATRICIA	MOORE JULIANNE S	14822	1148	20110013876
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2021 data current as of Apr 6 2021 1:19AM.

2020 and prior year data current as of Apr 2 2021 6:53AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

RESOLUTION **2021-04-01-0024R**

**TO INITIATE HISTORIC LANDMARK DESIGNATION FOR
212 E. DEWEY PLACE, LOCATED IN CITY COUNCIL
DISTRICT 1, AND WAIVE APPLICATION FEES.**

* * * * *

WHEREAS, the City's historic preservation program is designed to preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which impart a distinct aspect to the City and serve as visible reminders of the City's culture and heritage; and

WHEREAS, on February 3, 2021, the City's Historic and Design Review Commission approved the finding of historic significance and recommended approval to initiate historic landmark designation for the property at 212 E. Dewey Place, in City Council District 1; and

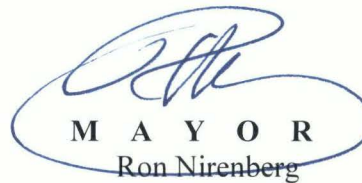
WHEREAS, City Council seeks to initiate historic landmark designation of 212 E. Dewey Place, San Antonio Texas in accordance with Texas Government Code Chapter 211 and City Code of San Antonio, Texas, Chapter 35, Unified Development Code; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. City Council hereby directs City staff to initiate historic landmark designation of the property located at 212 E. Dewey Place, San Antonio Texas 78212 and waive all related application fees, totaling \$842.70.

SECTION 2. This Resolution shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 1st day of April 2021.

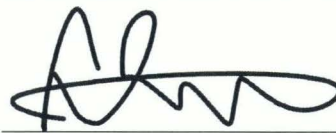

M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council

April 01, 2021

Item: 23

File Number: 21-2166

Enactment Number:

2021-04-01-0024R

Resolution to initiate historic landmark designation for 212 E. Dewey Place and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember Adriana Rocha Garcia made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

February 3, 2021

HDRC CASE NO: 2020-582
ADDRESS: 212 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1730 BLK 8 LOT 12
APPLICANT: Frederica Kushner/Tobin Hill Community Association - 405 E Myrtle St
OWNER: Cabot-Chase Ltd. - 3839 Bee Caves Rd Ste 200

REQUEST:

The applicant requests a review of historic significance for the property at 212 E Dewey Place.

FINDINGS:

- a. On November 16, 2020, a demolition application was submitted to the Office of Historic Preservation by Colton Vader of Flash Demolition, on behalf of the property owner of the structure at 212 E Dewey, located in the Tobin Hill neighborhood of City Council District 1. OHP staff notified the Tobin Hill Community Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455.
- b. On December 15, 2020, Frederica Kushner submitted a request for review of historic significance for the property at 212 E Dewey on behalf of the Tobin Hill Community Association.
- c. **DEMOLITION AND DESIGNATIONS COMMITTEE:** The Demolition & Designation Committee (DDC) held a virtual site visit on January 12, 2021. Notes are included in the case file.
- d. **HISTORIC CONTEXT:** The property at 212 E Dewey is a single-story Craftsman-style residence built in 1913 by William W. and Mary Avey. The first residents of record were Harry and Mattie Wood, who occupied the property from 1915-16. The most prominent resident was Robert S. Michael, who owned the home from 1919 to 1928. Louis M. Michael purchased the property in 1918 and deeded it to his son, Robert, the following year. By 1921, Robert had taken his father's place as president of Michael Loan Co. The company, which operated as a loan, jewelry, and pawn shop, was founded in 1871 and run by several generations of the Michael family until it closed in 1958. Robert was a member of the Alfazar Temple and named Potentate of the Temple in 1921, was named to the civil service board in 1934, ran for county clerk in 1935 and for county treasurer in 1936, and was vice-chairman of the civil service examination board in 1938. He was foreman of the county's grand jury from at least 1935, when he was foreman, until 1947, when his place on the jury was last mentioned in the newspaper. Robert owned the property at 212 E Dewey until 1928.
- e. **SITE CONTEXT:** 212 E Dewey is a north-facing property on a long lot on a block bounded to the north by E Dewey, the east by McCullough Ave, the south by E Locust St, and the west by Ogden St. It is about one block west of the west boundary of the Tobin Hill Historic District and two blocks south of the Monte Vista Historic District. The adjacent property to the south, 219 E Locust, is an individual local historic landmark. A divorced concrete sidewalk runs about 3-5" from the street along the north side of the parcel, with grass between the curb and sidewalk. There is a concrete driveway apron at the northeast corner of the property that extends into a dirt ribbon driveway. A concrete sidewalk leads from the street, over the public sidewalk, and to the front porch of the house. The lot is primarily covered in grass, with trees and brush along the east, south, and west edges of the parcel.
- f. **ARCHITECTURAL DESCRIPTION:** The residence has a gable-on-hipped composition shingle roof with a partial-width wood porch under the gable at the northwest corner of the house. Windows are primarily one-over-one, of varying widths, and made of wood. All windows on the primary elevation have wood-framed one-over-one

screens, which appear inconsistently on other elevations. Burglar bars appear either between windows and screens or on the exterior of windows. The front door is capped with a transom and flanked by windows. It is clad in wood shake siding with flared plywood skirting under a continuous sill line. The east half of the primary elevation has a large window flanked by thinner windows. The back door, also with transom, is boarded with wood, as is the window to the right of it. The east elevation has a protruding mass from the middle with jalousie windows behind burglar bars. The west elevation has a recessed space that extends past the sill line with a landing and window.

g. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC Sec. 35-607(b):

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; 212 E Dewey can be identified with Robert S. Michael, who significantly contributed to the development of the San Antonio community.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; 212 E Dewey is an example of a Craftsman-style residence.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 212 E. Dewey Pl., having stood at that location since 1913, is an example of the bungalow architecture once common in the western part of the Tobin Hill Neighborhood. It is one of the few one-story residences remaining of the hundreds which were built in the 'teens, '20s, and '30s between McCullough and San Pedro Avenue.

Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the property is located in a neighborhood identified by staff as an eligible local historic district. Were the Tobin Hill Community Association to seek add the area as a second phase to the Tobin Hill Historic District, this property would contribute. Additionally, it is one of the few one-story residences remaining of the hundreds which were built in the 'teens, '20s, and '30s between McCullough and San Pedro Avenue.

Staff found that the evidence submitted by the applicant supports criteria 5 and 13 but does not sufficiently support criteria 3 or 8. Criterion 8 considers a property's "historical, architectural, or cultural integrity of location, design, materials, and workmanship." While this parcel is the original location of the 1913 residence, criterion 8 evaluates a property's significance related to multiple aspects of integrity, location being only one. The evidence submitted did not address historical, architectural, or cultural integrity of design, materials, or workmanship. The form and style of the home are best addressed by criterion 5; the home as an example of one-story Craftsman bungalows once more common to the neighborhood is best addressed by criterion 13. Staff included these points in criteria 5 and 13.

h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

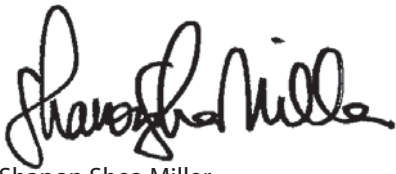
i. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.

RECOMMENDATION:

A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff finds that 212 E Dewey meets two criteria. Therefore, staff finds that the property is not eligible based on findings a through g and does not recommend a Finding of Historic Significance to the Historic and Design Review Commission.

COMMISSION ACTION:

Approved as submitted. The Historic and Design Review Commission agrees with the request, recommends approval, and requests a resolution from the City Council to initiate the designation process.



Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DDC SITE VISIT: 212 E DEWEY PL

12 January 2021 | Webex call 4:30 PM; site visit photos and video on file and provided to committee
Summary prepared by the Office of Historic Preservation's ScoutSA Program

The property at 212 E Dewey is a single-story Craftsman-style resident built in 1913 for Harry and Mattie Wood. It is located in the Tobin Hill neighborhood of City Council District 1. Cabot-Chase Ltd. currently owns the property. On November 16, 2020, Colton Vader of Flash Demolition submitted a request for demolition review on behalf of the owner. OHP staff notified the Tobin Hill Community Association (THCA) and other community stakeholders and conducted research during the 30-day review period provided by UDC 35-455. Fredericka Kushner submitted a request for review of historic significance on behalf of the Tobin Hill Community Association on December 15, 2020.

OHP staff summary of applicant's statement of significance: Louis M. Michael purchased the property in 1918 and deeded it to his son, Robert S. Michael, the following year. By 1921, Robert had taken his father's place as president of Michael Loan Co. The company, which operated as a loan, jewelry, and pawn shop, was founded in 1871 and run by several generations of the Michael family until it closed in 1958. Robert was a member of the Alfazar Temple and named Potentate of the Temple in 1921, was named to the civil service board in 1934, ran for county clerk in 1935 and for county treasurer in 1936, and was vice-chairman of the civil service examination board in 1938. He was foreman of the county's grand jury from at least 1935, when he was foreman, until 1947, when his place on the jury was last mentioned in the newspaper. Robert owned the property at 212 E Dewey until 1928.

The applicant states that the property is eligible criteria under UDC Sec. 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** 212 E. Dewey can be identified with a person, Robert S. Michael, who significantly contributed to the development of the San Antonio community.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** 212 E. Dewey is an example of a Craftsman-style residence and embodies the characteristics of the type of housing that was once common on the west side of McCullough Ave.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** 212 E. Dewey Pl., having stood at that location since 1913, is an example of the bungalow architecture once common in the western part of the Tobin Hill Neighborhood. It is one of the few one-story residences remaining of the hundreds which were built in the 'teens, '20s, and '30s between McCullough and San Pedro Avenue.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Selection from 1931 Sanborn Fire Insurance Map.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com

DDC Call and Virtual Site Visit

12 January 2021 | 4:30 PM

212 E Dewey

Request for Review of Historic Significance

In attendance

- Commissioners: Jeff Fetzer, Scott Carpenter
- Owner/owner rep: Jimmy Nassour, owner
- Staff: jenny hay, Jessica Anderson
- Other: Ricki Kushner/THCA (applicant), Andi Rodriguez (Centro)

Staff provided photos and videos of the interior and exterior of the subject structure along with a summary of staff's preliminary research prior to the meeting.

Carpenter: Is the house watertight?

Owner: no—see photo of rear.

Fetzer: Is the interior intact?

Owner: The house is occupied by vagrants; I'm concerned for liability reasons. The cost to rehabilitate is significant, and it has been altered so many times. Don't quite understand process there, the criteria necessary to qualify—I'm in Austin. I don't get the significance of it.

Carpenter: So you want to demo because it's a nuisance property? You don't have plans to replace?

Owner: No plans to replace. I own 15-20 properties in the area, I love this area. I'm into restoring properties. This was my intention with this property, but the cost to rehabilitate doesn't make sense.

Kushner: I have been sent photos from an MLS listing that show the interior, and it was a few years ago I'm sure, but the interior was remarkably intact. There was a fireplace with built in bookshelves, French door, and if it were in good enough shape to be put on MLS listing, then one would assume the interior was in good shape.

Carpenter: [To owner] Have you considered selling it? You could get hefty profit from selling a property this close to downtown. I prefer this to a vacant lot with no replacement plan.

Owner: Obviously, I would consider that. Right now, I feel like I have a gun to my head with the SA police department. I understand Ms Kushner has seen photos of the property—I've owned this for quite a while, and it doesn't look like that anymore, and it didn't when I bought it. Selling would be challenging, but I guess there's a buyer for any price, though it might not be a price I'm willing to accept. I would consider selling, but I need to at least get it stabilized enough to prevent vagrants. Jessica, did you see anyone out there?

Anderson: Yes—there was someone sleeping on porch and camp site at the rear of the property.

Carpenter: Is this on the vacant buildings register?

Anderson: It's in the program area. (hay confirmed.)

Carpenter: I would rather see it sold than demoed because of police pressure. OHP can communicate with SAPD and DP if owner is making good faith effort to fix issues.

Owner: I have a responsibility to do something with the property. Pouring money into this I don't think makes sense. Won't get the return necessary. I recognize the demand for housing in the city, perhaps building some smaller units for more people is the better option. I can assure you I will consider all options. If someone wants to buy it in its existing condition, I'm not opposed. But I do not want this property zoned historic.

Carpenter: I wasn't saying market demand drives designation. I'm trying to get to the root of why it's been sitting derelict and why you want to demo it. Tobin Hill is a hot place now—with the pearl, people want to live in the neighborhood. It certainly meets criteria, and maybe some additional ones. Even though there have been alterations, they don't significantly change the integrity of the house. Based on its condition and the info provided by staff, I would support designation. Do you have anything to add, Commissioner Fetzer?

Fetzer: You've summed it up well. I think the structure appears to be intact, with very few exterior modifications. When was foundation repaired?

Owner: I've owned it eight years, and it was not done while I've owned it.

Fetzer: Not knowing what the interior looks like, but the exterior looks like it could be readily redeveloped and made into a livable structure. And based on staff's information on the history of the structure and the individual who owned it and live there, that it meets three out of 16 criteria for designation, I would concur with Commissioner Carpenter and staff and favor designation. Ms Kushner will be able to present the application, and the owner will have the opportunity to speak as well.

Owner: What does the hearing process look like?

Anderson: First, let me clarify that the information provided in the summary is a summary of the applicant's findings. Staff hasn't yet written our recommendation to HDRC. As for the hearing process, the case will be heard first by the HDRC. If they agree it is eligible for designation, they'll make that recommendation to City Council. If the HDRC does not think it's eligible for designation, staff can sign off on the request for demolition. If City Council agrees that the property is eligible for designation, they'll instruct city staff to initiate the designation process. If they don't think the property is eligible for designation, staff can sign off on the request for demolition. These first two hearings require a simple majority to move the case forward. If City Council instructs staff to initiate designation, the case goes back to the HDRC to consider Council's direction, then to the Zoning Commission, and finally back to City

Council for final designation. A supermajority is required at either HDRC or Zoning commission. Designation does not preclude demolition, it just requires a different application from the owner. If the property is designated by City Council and the owner still wants to pursue demolition, he would need to prove economic hardship and loss of integrity as well as provide replacement plans for the structure.

Fetzer: [To owner] You know about the tax incentives available to property owners?

Owner: Yes, it's only related to the structure and not the land.

Kushner: There are photos online of the original porch configuration.

Owner: So the porch has been modified?

Kushner: Yes

Anderson: Thank you for your time today. The request for review of historic significance is scheduled to be heard by the HDRC on Wednesday, February 3. If you have any questions, don't hesitate to call or email me. I'll be in touch with information about how the owner and applicant can participate in the public hearing.

Materials Submitted by Applicant

Photos submitted by applicant



Photos submitted by applicant



Photos submitted by applicant



Google 2007

Statement of Significance

212 E. Dewey Pl.

The house at 212 E. Dewey Pl. was built in 1913. It has always been the only house on the south side of the 200 block. Its neighbors are the Irving Apartments, on the corner of E. Dewey and Ogden, and a large dwelling on McCullough Ave., both built before 1931.

212 E. Dewey Pl. meets three of the criteria for historic significance:

#3. 212 E. Dewey can be identified with a person, Robert S. Michael, who significantly contributed to the development of the San Antonio community. Mr. Michael, born in 1887. By 1919, when he and his wife, Caroline became owners of 212 E. Dewey, he was an officer; and, by 1928, the year he removed his family to 438 Rosemont, he was president of the Michael Loan Company. That company was founded in 1871 and came to an end in 1958. It was a loan/jewelry/pawn business, run by several generations of the Michael family. Under Robert S. Michael's management, the firm began an active publicity campaign, placing many advertisements in local newspapers. He also instituted the jewelry store's first sale in Dec. 1928 in order to facilitate the store's move across the street, from 212 Soledad to 213 Soledad.

In addition to his business activity, Robert S. Michael was an active member of the Alzar Temple. In 1921 he was appointed Potentate of the Temple. And in 1933, under his direction, the Temple held a ceremonial celebration at a circus, which was over-wintering in San Antonio. The newspaper article describing the event includes a photograph of past-potentate Robert S. Michael in all his official finery. He remained active in the Alzar organization throughout the 1930s and 1940s.

Mr. Michael was also civically active. In 1934, he was named to the civil service board. In 1935 he was foreman of the grand jury and a candidate for county clerk, although he was not elected. He seems to have remained on the grand jury for many years. The last mention of his involvement is in 1947, when the San Antonio Light reported that Robert S. Michael, grand jury foreman was in the hospital with a serious stomach ailment.

The ailment may have been debilitating because, in 1949, he placed a newspaper ad looking for a two-bedroom house or apartment for two life-long San Antonio residents. He seems to have lived quietly until his death on Jan. 24, 1958. In Feb. of that year the contents of Michael's Company were put up for auction. And, on May 29, Caroline Michael, widow of Robert S. Michael, died.

Evidently Robert S. Michael was a pillar of the community for at least 27 years.

#5. 212 E. Dewey embodies the characteristics of the type of housing that was once common on the west side of McCullough Ave. It is in the Craftsman bungalow tradition, with a gable on hip roof with a wide overhang and exposed rafter tails. There are also ganged windows, a bump-out on one side, a transom over the front door, a window in the front gable, and a battered skirt. A Google photograph from 2007 shows two large square pillars supporting the front porch roof. Unfortunately, the front steps, porch floor, and supporting columns have been replaced. For its age, the house appears remarkably intact. It is a good example of the hundreds of houses that used to fill the area between McCullough Ave. and San Pedro Ave.

#8. 212 E. Dewey Pl., having stood at that location since 1913, is an example of the bungalow architecture once common in the western part of the Tobin Hill Neighborhood. It is one of the few one-story residences remaining of the

hundreds which were built in the 'teens, '20s, and '30s between McCullough and San Pedro Avenue. An aerial photograph from the 1950s of that part of Tobin Hill shows a sea of bungalow roofs, only a few of which remain today. Its presence is a reminder of the history of the neighborhood as a community which housed both the managers and the workers who grew San Antonio into the city it is today. This house has been home to a manager, Robert S. Michael, of the Michael Company and the Alzafar Temple. And it was also home to Gretchen Steed, a bookkeeper, who owned the home for many years.

Photographs, for real estate sales purposes, probably made in 2010, show that the interior of the house retaining many of the characteristic features common to bungalow architecture of 1913. The maintenance and care taken during over 100 years make this house an almost-intact example of what was once common in the western part of Tobin Hill.

Submitted by Frederica Kushner for the Tobin Hill Community Association

Dec. 15, 2020

Condensed History 212 E. Dewey

1913 – house built by contractor William W. & Mary Avey [Transfer of M.&M. Lien, July 7, 1913], for Harry & Mattie Wood [Renewal & Extension of Lien, July 3, 1915]

1916 – the Woods deeded the house to Fred W. & Hermanica Single [Warranty Deed, June 6, 1916]

1918 – the Singles sold the house to Louis M. Michael, principal of Michael Loan Co. [Warranty Deed, July 16, 1918]

1919 – Louis M. Michael deeded the house to his son, Robert S. Michael, sec.-treas. Of Michael Loan Co. [Warranty Deed, May 14, 1919]

Robert S. & Caroline Michael moved into the house at 212 E. Dewey Pl.

1928 – Robert S. & Caroline Michael sold the house to Jake B. and Sarah Ward Jarmon [Deed of Trust, Mar. 19, 1928]

1930 – Jarmons sold the house to Elmer & Alice Wernette [Warranty Deed, April 8, 1930]

----- various renters occupied the house [Worley's City Directory of San Antonio]

1945 – Wernettes sold the house to Gretchen Kasprzik, a single woman [Warranty Deed & Vendors Lien, Mar. 26, 1945]

----- 1950/51 Mrs. Gretchen N. Steed, widow of Charles Steed, lived at 212 E. Dewey until at least 1960, the limit of City Directory research [Worley's City Directory of San Antonio, Texas]

1985 – Gretchen Kasprzik Steed sold the house to John Karl Oehler [Warranty Deed, July 10, 1985]

2010 – Patricia Barrett inherited the house from the Estate of John Karl Oehler [Special Warranty Deed, May 11, 2010]

2011 – Juliann S Moore [& Matthew Moore?] bought the house from Patricia Barrett (Deed, Jan. 1, 2011)

2015 – Matthew W. Moore sold the house to Cabot-Chase Ltd. [Deed, May 29, 2015]

Major owners:

Harry & Mattie Wood, builders, 1913

Robert S. Michael, owner 1919-1928

Elmer & Alice Wernette, owners 1930-1945

Gretchen Kasprzik Steed, owner 1945-1985

John Karl Oehler, owner 1985-2011

Robert S. Michael Biography

Born July 29, 1887 [Find a Grave website]

1919 – secretary-treasurer of Michael Loan Co.

Deed to 212 E Dewey was given/sold to him by Louis M. Michael, his father, Louis M. Michael; Robert and wife Caroline moved into the house [Warranty Deed, May 14, 1919]

1920 – went on an official trip to Houston for the Alzafar Temple

1921 – appointed potentate of Alzafar Temple

By this time, he was president of Michael Loan Co.

In June placed an ad for a resident domestic

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1927 – buyer of homesite at 438 Rosemont in Oakmont subdivision

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1933 – director of Alzafar Temple ceremonial with circus acts [SA Express Nov 8 1933]

1934 – named to civil service board

1935 – grand jury foreman and candidate for county clerk

1936 – candidate for county treasurer

1938 – vice-chairman of the civil service examing board

Late 1930s -1940s – much Shrine and grand jury activity

1947 – grand jury foreman in hospital with serious stomach ailment [SA Light Apr 14, 1947]

1949 – placed an ad looking for a 2-bedroom house or apartment for life-long S.A. resident, for 2 adults [no mention after 1949]

1958 – Robert S. Michael died on Jan. 24, 1958 [Find a Grave website]

Contents of Michael's Company auctioned [SA Light Feb 27 1958]

Caroline Michael, widow of Robert S. Michael, died [SA Express/News May 31, 1958]

#48471
HARRY WOOD ET UX
W. W. AVEY

M. & M. LIEN
TRANSFER OF M. & M. LIEN

W. W. AVEY
WIMER, RICHARDSON & COMPANY.

THE STATE OF TEXAS)
COUNTY OF BEXAR.)

KNOW ALL MEN BY THESE PRESENTS: That we, W. W. Avey, Party of the First Part, and Harry Wood and wife, Mattie Wood, Parties of the Second Part, all of Bexar County, Texas, have this day made and entered into the following agreement and contract to wit: WHEREAS, the said Parties of the Second Part are desirous of erecting a dwelling house on the property belonging to and claimed by them as their homestead, situated in the City of San Antonio, Bexar County, Texas, and more particularly described as follows, to wit: Lying and being situate within the corporate limits of the City of San Antonio, Bexar County, Texas, and being Lot No. 12, Block No. 8, New City Block 1730, fronting 49.4 feet, more or less, on East Crockett Place, and running back between parallel lines 191.94 feet for depth; NOW, THEREFORE, in consideration of the fact that the said party of the First Part has covenanted and agreed with the said Parties of the Second Part, and by these presents does agree with the said Parties of the Second Part that he will make, and erect, build and finish in a good, substantial and workmanlike manner by the 7th day of October, A.D., 1913, the said dwelling and improvements on the said above described property, performing or causing to be performed all of the labor in the erection of same and furnishing all material of whatever kind necessary to be used in the erection of same, and paying all expenses incident to said labor and furnishing of material, the said dwelling house to be built of good substantial material and to be erected strictly according to the plans and specifications expressly made a part hereof, and identified by the signatures of the parties hereto; and said parties of the Second Part agree, bind and obligate themselves to pay to the said Party of the First Part, at San Antonio, Texas, the sum of Twenty-six Hundred (\$2600.00) Dollars to be evidenced by their certain promissory notes more particularly described as follows, to wit: Two principal promissory notes dated June 30, 1913, each in the sum of Thirteen Hundred (\$1300.00) Dollars, due two and three years after date, respectively, payable to the order of W. W. Avey, in San Antonio, Texas, bearing interest at the rate of eight (8%) per cent. per annum from date until paid, payable semi-annually, and providing for interest at the rate of ten (10%) per cent. per annum on all past due principal and interest; for collection fees of ten (10%) per cent, in the event default is made in the payment thereof and they are placed in the hands of an attorney for collection, or if collected through judicial, probate or bankruptcy proceedings; providing for maturity at the option of the holder in the event ^{of} default in the payment of any installment of principal or interest when due, or in the event of failure to pay taxes on the above described property when due, or to keep same insured in accordance with the provisions of this contract. It is hereby expressly agreed and understood that to secure the payment of said two promissory notes hereinabove described, the said Party of the First Part retains and shall have a valid, subsisting mechanic's, materialman's, laborer's and contractor's lien upon the above described real estate and dwelling house to be erected thereon, and the improvements now upon and to be placed upon said land, and it is agreed and understood that said two promissory notes may be assigned and said assignee or purchaser shall have and be subrogated to all of the rights and equities of said Party of the First Part; It is further agreed that any such assignee of said note shall have a lien to the extent of the money paid for labor done and material furnished in erecting same; whether the party of the First Part shall have completed his contract with the Parties of the Second Part in accordance with contract plans, specifications, or not. It is also further agreed and stipulated that the Parties of the Second Part shall and will at their own proper cost and expense keep the property and premises herein described and upon which a

lien is hereby created, in good repair and condition and pay and discharge, as they may become payable, all taxes due and to become due thereon, and shall keep said property fully insured in some good, responsible fire insurance company, approved by the Party of the First Part, or his assignee or the holder of said notes, to whom loss, if any, shall be payable, and by whom said policy, or policies, shall be kept, and in case of default made by the said Parties of the Second Part in the performance of any of the foregoing stipulations, the same may be performed by the said Party of the First Part, his assigns or the holder of said notes, for the account and at the expense of said Parties of the Second Part, and any and all expenses incurred and paid in so doing shall be payable by said Parties of the Second Part, to the said payor thereof with interest thereon at the rate of ten (10%) per cent from the date when same was incurred, or paid, and shall stand secured and payable by and under this contract in like manner with the other indebtedness herein mentioned. In testimony whereof we hereunto sign our names this 30th day of June, A.D. 1913.

Mr. W. W. AVEY, Party of the First Part.

HARRY WOOD

MATTIE WOOD, Parties of the Second Part.

THE STATE OF TEXAS)
COUNTY OF BEXAR.)

Before me, the undersigned authority, on this day personally appeared W. W. Avey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 7th day of July A.D., 1913.

J. N. DUNHAM

SEAL. NOTARY PUBLIC IN AND FOR THE COUNTY OF BEXAR, STATE OF TEXAS.

THE STATE OF TEXAS)
COUNTY OF BEXAR.)

Before me, the undersigned authority, on this day personally appeared Harry Wood and Mattie Wood, wife of the said Harry Wood, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Mattie Wood, wife of the said Harry Wood having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Mattie Wood acknowledged such instrument to be her act and deed, and ^{she} declared she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office this 7th day of July A. D., 1913.

J. N. DUNHAM

SEAL. NOTARY PUBLIC IN AND FOR THE COUNTY OF BEXAR, STATE OF TEXAS.

For and in consideration of the sum of Twenty-six Hundred (\$2600.00) Dollars cash to me in hand paid by Wimer, Richardson & Company, the receipt whereof is hereby acknowledged, I hereby set over, transfer and assign unto the said Wimer, Richardson & Company the hereinabove described notes, and the lien created to secure the payment of same. Witness my hand at San Antonio, Texas, this 7th day of July A. D., 1913.

W. W. AVEY.

THE STATE OF TEXAS)
COUNTY OF BEXAR.)

Before me, the undersigned authority, on this day personally appeared W. W. Avey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 7th day of July A. D., 1913.

J. N. DUNHAM

SEAL. NOTARY PUBLIC IN AND FOR BEXAR COUNTY, TEXAS.

Filed for Record July 7th, 1913 at 10.25 o'clock A. M.
Recorded July 9th, 1913 at 11.05 o'clock A. M.
Frank R. Newton County Clerk Bexar County, Texas.
By A. H. Coates, Deputy.

213

206

E. ASHBY (E. SAN PEDRO)

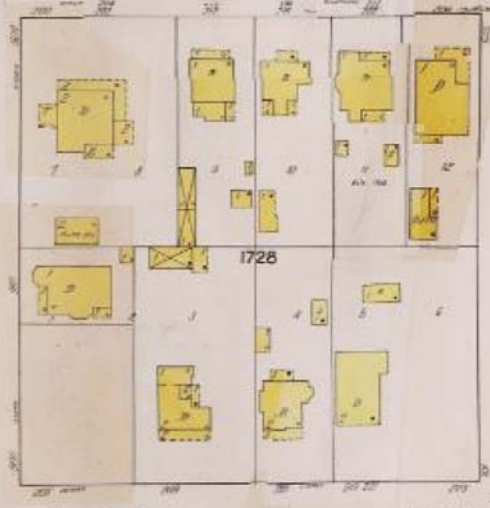
PL. *See Plans*



E. COURTLAND (E. WASHINGTON)

PL. *See Plans*

215



E. DEWEY

PL. *See Plans*



E. LOCUST

Scale of feet

216

207

FILED BY
PRESIDIO TITLE

1-150357

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: May 29, 2015

Grantor: MATTHEW MOORE

Grantor's Mailing Address: P.O. Box 691151
San Antonio, Texas 78269

Grantee: CABOT-CHASE, LTD., a Texas limited partnership

Grantee's Mailing Address: 3839 Bee Caves Road, Suite 200
Austin, Texas 78746

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which consideration is hereby acknowledged and confessed.

Property (including any improvements):

Being 0.217 acres of land, more or less, out of the San Antonio Town Tract, Abstract 20, Bexar County, Texas, being Lot 12, Block 8, New City Block 1730, in the City of San Antonio, Bexar County, Texas, and a parcel of land out of New City Block 1730, and being that same property described in a General Warranty Deed recorded in Volume 14822, Page 1148, Official Public Records of Bexar County, Texas, said 0.217 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance and Warranty: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all conditions, restrictions and easements of record, if any, affecting the property, if in force, recorded in the office of the County Clerk of Bexar County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

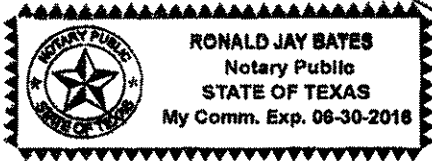
Ad valorem taxes for the current year have been prorated as of the date of closing hereof, and payment thereof is assumed by Grantee.


When the context requires, singular nouns and pronouns include the plural.


MATTHEW MOORE

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 29 day of May, 2015, by MATTHEW MOORE.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Cabot-Chase, Ltd.
3839 Bee Cave Rd., Ste. 200
Austin, Texas 78746

PREPARED IN THE LAW OFFICES OF:

Pazouki & Arambula, LLP
17115 San Pedro Ave., Ste. 330
San Antonio, Texas 78232

METES AND BOUNDS
Exhibit A

Being 0.217 acres of land, more or less, out of the San Antonio Town Tract, Abstract 20, Bexar County, Texas, being Lot 12, Block 8, New City Block 1730, in the City of San Antonio, Bexar County, Texas, and a parcel of land out of said New City Block 1730, and being that same property described in a General Warrant Deed with Vendor's Lien in Favor of Third Party recorded in Volume 14822, Page 1148, Official Public Records, Bexar County, Texas, said 0.217 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of Lot 16 of said Block 8, same being on the South Right-Of-Way line of E. Dewey Place and on the East Right-Of-Way line of an Alley;

THENCE along the South Right-Of-Way line of said E. Dewey Place, South 89 degrees 44 minutes 24 seconds East, a distance of 10.00 feet to a 1/2 inch iron rod set for the northwest corner of this 0.217 acres, same being the northwest corner of said Lot 12 and on the East Right-Of-Way line of said Alley, same also being on the South Right-Of-Way line of E. Dewey Place and the **POINT OF BEGINNING**;


THENCE along the South Right-Of-Way line of said E. Dewey Place, South 89 degrees 44 minutes 24 seconds East, a distance of 49.17 feet (called 49.4 feet) to a 60D nail set for the northeast corner of this 0.217 acres, same being the northeast corner of said Lot 12 and on the West line of an Alley;

THENCE along said West line of said Alley, South 00 degrees 00 minutes 00 seconds East, a distance of 191.90 feet (called 191.64 feet) to a 1/2 inch iron rod set for the southeast corner of this 0.217 acres from which a 1/2 inch iron rod bears South 89 degrees 44 minutes 24 seconds East, a distance of 9.98 feet (called 10 feet), same being the southeast corner of said described parcel of land and on the North Right-Of-Way line of an Alley;

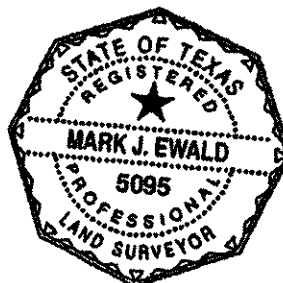
THENCE along the said North Right-Of-Way line of said Alley, North 89 degrees 44 minutes 24 seconds West (called North 89 degrees 05 minutes 36 seconds West), a distance of 49.41 feet (called 49.42 feet) to a 1/2 inch iron rod set for the southwest corner of this 0.217 acres, from which a 1/2 inch iron rod bears North 89 degrees 44 minutes 24 seconds West, a distance of 10.00 feet, same being the southwest corner of said described parcel of land and on the East Right-Of-Way line of an Alley;

THENCE along said East Right-Of-Way line of said Alley, North 00 degrees 04 minutes 27 seconds East, a distance of 191.90 feet (called 191.63 feet) to the **POINT OF BEGINNING**, and containing 0.217 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
May 12, 2015



Doc# 20150094841
Pages 4
05/29/2015 11:36AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$34.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
05/29/2015 11:36AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff



February 2, 2021

STATEMENT:

TO: Historic & Design Review Commission

RE: Agenda Item 14: 212 E. Dewey Place
HDRC Case No.: 2020-582

The Conservation Society of San Antonio supports the finding of historic significance for 212 E Dewey Place. The house meets criteria 5 as an intact example of a Craftsman style residence and criteria 13 as a contributing residential structure in an eligible local historic district. In addition, the house meets criterion 8, for the integrity of its architectural design and materials, as well as its location. The house conforms to the configuration shown on the 1931 Sanborn map and retains many original features, such as battered foundation skirt, siding, fenestration, and decorative bargeboard in the gable end. Alterations to the skirt material, porch floor, and columns can be replicated, in part based on earlier Google Street View photos.

Landmark designation will allow the owner to take advantage of tax incentives and preserve the historic integrity of this lot centered between two other historic structures.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President