

HISTORIC AND DESIGN REVIEW COMMISSION

December 02, 2015

Agenda Item No: 9

HDRC CASE NO: 2015-471
ADDRESS: 511 BRACKENRIDGE AVE
LEGAL DESCRIPTION: NCB 1070 BLK 8 LOT 31 THRU 40
ZONING: MF33 NCD-6
CITY COUNCIL DIST.: 2
APPLICANT: Alicia Perez
OWNER: John Cortez
TYPE OF WORK: A citizen is requesting the HDRC to make a recommendation regarding the significance of the property and its eligibility for designation as a historic landmark.

REQUEST:

A request for review of historic significance and consideration for initiation of potential landmark designation.

APPLICABLE CITATIONS:

Unified Development Code Sec.35-607- Designation Criteria for Historic Districts and Landmarks

(b) Criteria for Evaluation

Its value as a visible or archeological reminder of the cultural heritage of the community, or national event [35-617(b)1]: For its presence and association with the 20th century culture along the Broadway corridor established by the growth at the turn of the century: Dr. Moody's Sanatorium.

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-617(b)3]: As the property is associated with numerous people important to the development of Mahnke Park, including the original owners, Judge Floyd McGown and his wife Eliza, Architect J. Riely Gordon, and Dr. G.H. Moody, of Dr. Moody's Sanatorium.

Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation [35-617(b)4]: The structure is the work of Architect J.Riely Gordon who designed the Bexar County Courthouse among other notable San Antonio buildings, as well as numerous buildings throughout the United States that are recognized as National Register properties.

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 [35-617(b)5]: For its Shingle-Style, a high-fashion American style of the late Victorian style period typically built only between the years 1880 and 1900 and characterized by simple forms and broad masses.

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-617(b)8]: For its distinctive features including extensive porches (rare in urban examples), shingle wall cladding, round turret, hipped roof with cross gables, and classical porch columns .

It is an important example of a particular architectural type or specimen [35-617(b)12]: For the structure's unique Shingle-Style architecture, which was rare outside of the Northeastern United States.

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-617(b)15]: As a reminder of a neighborhood and development of the oldest section of Mahncke Park and the Broadway corridor.

FINDINGS:

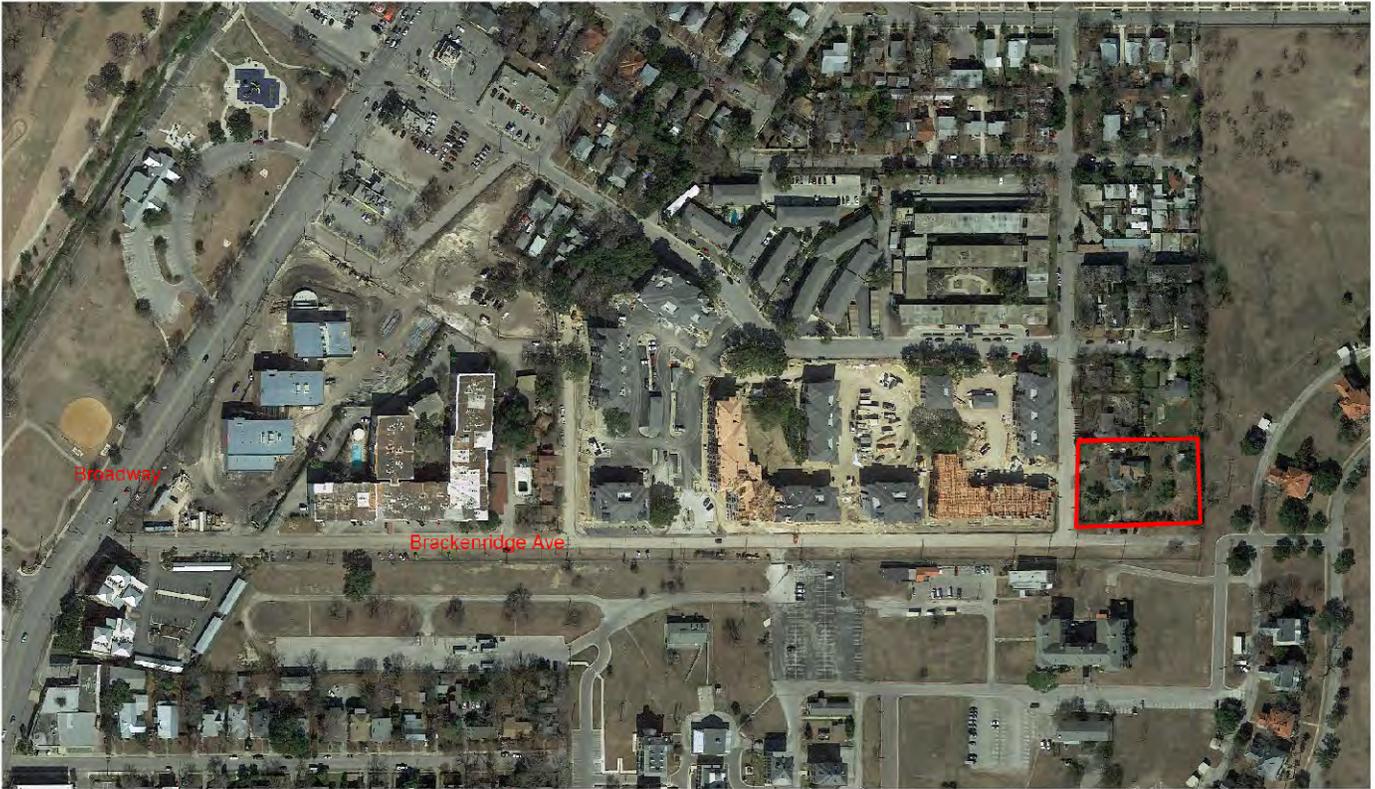
- a. A request for review of historic significance for 511 Brackenridge Ave was submitted to the Office of Historic reservation by a citizen.
- b. Consistent with the RID 2014-003, OHP will process the request from a citizen for review and will schedule on the HDRC agenda. If the HDRC does not make a recommendation for finding historic significance, the process will end.
- c. The HDRC may recommend that the property is eligible for landmark designation without the consent of the property's owner. According to the UDC Section 35-607(a) & (b)(1), initiation of landmark designation cannot begin without owner consent, unless a City Council resolution to proceed with the designation has been approved. If 511 Brackenridge Ave is found to be eligible for historic landmark designation and the property owner does not consent, the HDRC shall direct its secretary, the Historic Preservation Officer, to request a City Council resolution to proceed with the designation.
- d. If the HDRC chooses to approve the request, the HDRC will become the applicant for the designation application before City Council. OHP shall process the application on behalf of HDRC.
- e. The mechanic's lien agreement (1894) states the McGown house was designed by J.Riely Gordon. Gordon was influential throughout the nation with several properties becoming National Registered Historic Places, including the Richardsonian Romanesque Bexar County Courthouse. This is consistent with the UDC Sec.35-607 (b)(4), that the property's identification should be the work of a master architect whose individual work has influenced the development in the county.
- f. The architecture of 511 Brackenridge Ave is Shingle-style architecture; the structure exhibits all of the features of Shingle-style including shingle siding and clapboard siding for wall cladding, characteristic corner turret, a hipped roof with cross gables, multiple porches featuring classical porch supports consisting of round columns, pediments, transom windows, dormer, and original doors and windows. The Shingle-style form remained a primarily high-fashion architect's style. This is consistent with UDC Sec. 35-607(b)(5), Sec.365-607(b)(8) and Sec. 35-607(b)(12), that the property must embody distinguishing characteristics of an architectural style valuable to a time period, method of construction, or type, hold its architectural integrity, and that the property is an important example of a particular architectural type.
- g. The mental health institution of Dr. G.H. Moody's Sanitarium, opened in 1903, and was located on the grounds that 511 Brackenridge Ave sits on. The property was one of the seven buildings on the 10 acres of grounds (The Institutional Care of the Insane in the United States and Canada, Volume 3). This is consistent with UDC Sec. 35-607(b)(1) & Sec. 35-607(b)(3), that the property be a visible reminder of the cultural heritage of the community and the property associates with a person who significantly contributed to the development of community.
- h. The home is located in Mahncke Park, a suburb established in the 20th century by Ludwig Mahncke.
- i. A request to re-zone from "MF-33 NCD-6 AHOD" to "IDZ NCD-6 AHOD" to allow detached single family up to 25 units per acre was to be heard at the December 1st, 2015 zoning hearing, but the application was withdrawn for consideration pending outcome of the HDRC recommendation.
- j. Staff made a site visit on January 6, 2016, and found that the home has lost its original context. It sits in an isolated area of Mahnke Park. Original entrances and egresses to the home have eroded through street closures throughout time, leaving it at a dead end with only one route for access. Additionally, the home is the only single family residence on the block, as recently built apartment homes and condos have developed along that corridor.
- k. The home faces Fort Sam Houston, a 19th century U.S. Military fort.
- l. The property owner would like to re-locate the home within Mahncke Park and is working on a solution.
- m. Historic designation is applied through a zoning overlay, therefore, if designation is conferred, the designation will stay with the property.
- n. The applicant submitted a petition with 80 signatures opposing the removal or demolition of the home at 511 Brackenridge Ave and supporting its preservation.
- o. This property meets more than three required criteria for landmark designation as per the UDC Section 35-607(b).

RECOMMENDATION:

Staff concurs that the structure is eligible for designation. If the plan is for the building to be relocated, staff recommends that landmark designation be proposed for the structure once it is relocated to the new site.

CASE MANAGER:

Lauren Sage



Flex Viewer
Powered by ArcGIS Server

Printed: Nov 24, 2015

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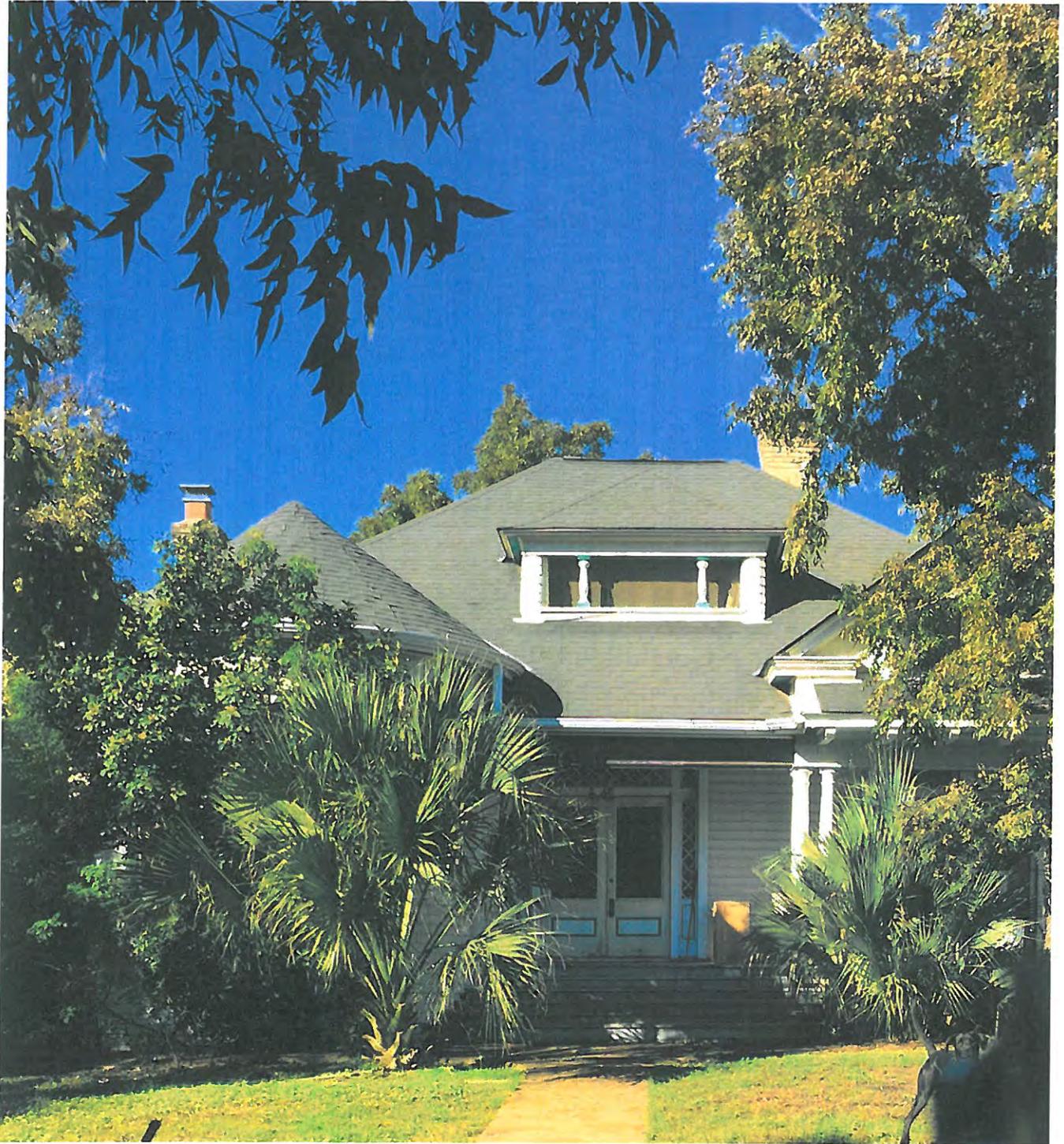
FRONT -- 511 BRACKENRIDGE AVE



EXHIBITS SUBMITTED BY APPLICANT



Front view of 511 Brackenridge showing asymmetrical design, multiple porches, pediments, and wood shingle siding around porch.



Front view of 511 Brackenridge showing a glimpse of the characteristic Queen Anne Victorian corner turret.



Side view of 511 Brackenridge showing corner turret and shingle siding mixed with clapboard siding.



Closer view of front and side porches at 511 Brackenridge showing shingle siding decoration in combination with clapboard siding.



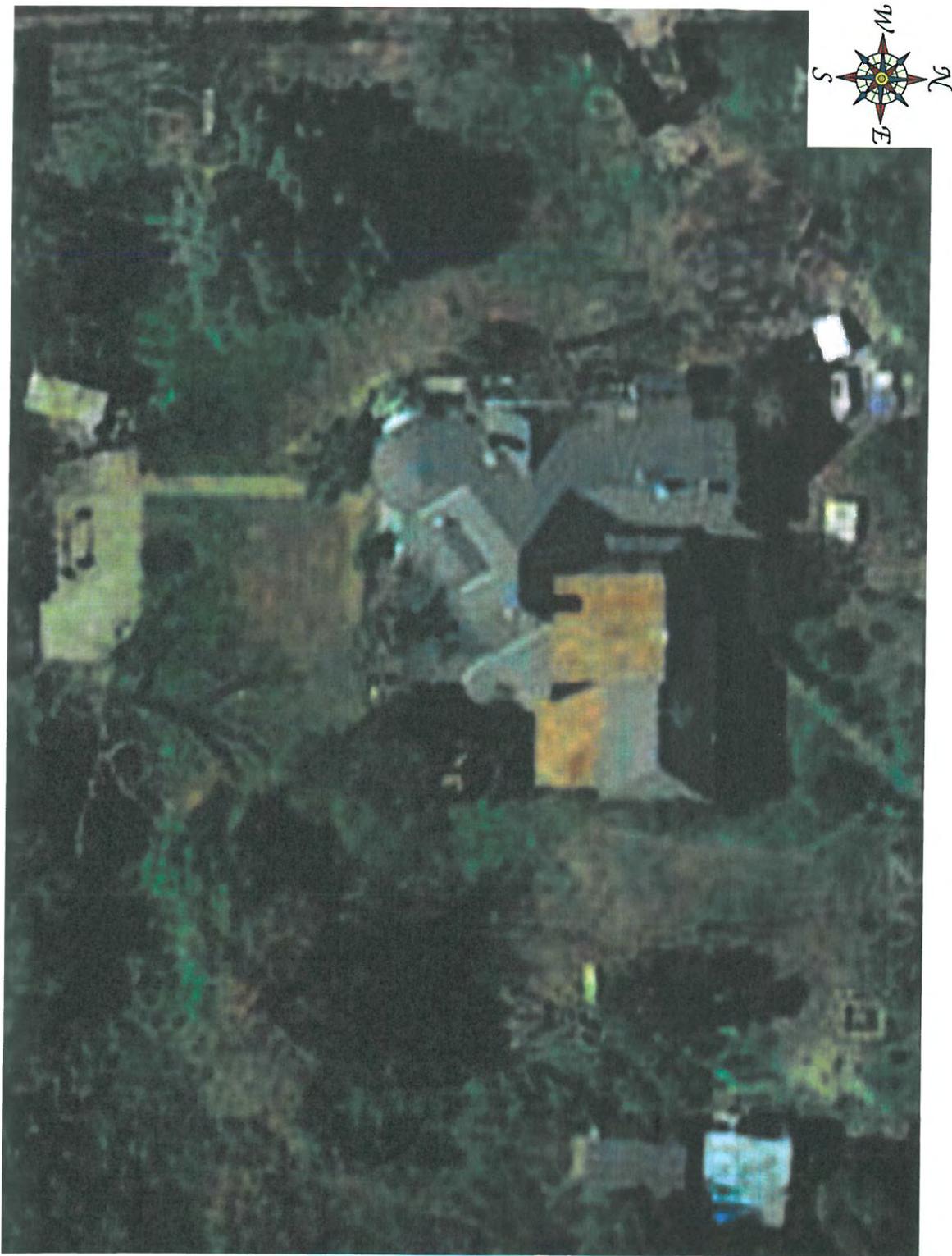
Side view of 511 Brackenridge showing characteristic Queen Anne corner turret.



Rear/side view of 511 Brackenridge.



Aerial view of the block bounded by Brackenridge on the South, Tendick on the West, Mulberry on the North, and Fort Sam Houston on the East. 511 Brackenridge is outlined in red. The home faces South.



Clarer aerial view of 511 Brackenridge. Top of image is West.

**McGown House
511 Brackenridge Avenue
Statement of Significance**

The structure at 511 Brackenridge Avenue, built in 1894 for Floyd and Eliza McGown, is historically, architecturally, and culturally significant under the following three criteria (Sec.35-607):

Criteria #4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation.

As stated in the original mechanic's lien agreement from 1894 (see attached Mechanics Liens Book F, Page 547 of the Deed Records of Bexar County, Texas), the McGown house was designed by J. Riely Gordon, a local architect who established a national reputation for landmark county courthouses, including the Bexar County Courthouse. Many of the courthouses he designed (and several houses) are designated as historic landmarks.

Criteria #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.

The home is a beautiful example of a shingle-style Queen Anne Victorian architecture. Key architectural features embodying the Victorian style include large covered porches, a corner turret, transom windows, a dormer, and round columns. It is one of the oldest and most unique homes in Mahncke Park, which is generally characterized by craftsman style bungalows.

Criteria #10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development.

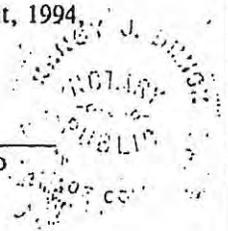
The McGown home is located in one of the oldest sections of Mahncke Park, an early 20th century streetcar suburb established by Ludwig Mahncke, the first Parks Commissioner of San Antonio. Mahncke Park was developed adjacent to the Broadway streetcar line and Brackenridge Park. Today, the neighborhood draws residents interested in historic homes near downtown. The home faces Fort Sam Houston, a 19th century U.S. military fort, and has a view of the downtown skyline.

In addition, this building was once part of Dr. Moody's Sanitarium, a mental health institution organized in 1903 and headquartered at 315 Brackenridge Avenue. The institution consisted of seven buildings on 15 acres and was advertised as providing a genial, homelike environment for patients. The grounds included a private dairy of 20 Jersey cows. Institution physicians were Dr. G.H. Moody (founder), Dr. T.L. Moody, and Dr. J.A. McIntosh.

THE STATE OF COLORADO §
COUNTY OF Barren §

This instrument was acknowledged before me on the 17 day of August, 1994,
by Patricia Pipkin Douglas.

Nancy Dennis
Notary Public, State of Colorado



**AFTER RECORDING
RETURN TO:**

John and Thomas Cortez
5110 Brokenidge 906 Hoefgen
~~San Antonio TX 78209~~
San Antonio, TX 78210

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Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal Law.
STATE OF TEXAS, COUNTY OF BEXAR

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:



AUG 19 1994

Raeann D. Green
COUNTY CLERK BEXAR CO.

Filed for Record in:
BEXAR COUNTY, TX
OFFICE OF COUNTY CLERK

On: Aug 19 1994

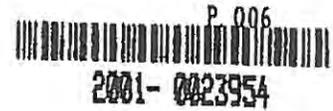
At 2:25pm

Receipt #: 67768
Recording: 7.00
Doc/Hqst: 6.00

Doc/Aliv: 94-0149386

Dputy - Deborah Granger

Book: 0 Vol: 06175 Page: 00714



Owely of Partition Deed

DE Recorded By 15-00
Commerce Land Title
00-15-4710

Date: January 26, 2001

Grantor: Thomas M. Cortez and Delores Cortez, husband and wife, owning, occupying, and claiming other property as homestead

Grantor's Mailing Address:

Thomas M. Cortez and Delores Cortez
511 Brackenridge Ave.
San Antonio, Texas 78209
Bexar County

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22016001

Grantee: John Cortez and Gladys Cortez, husband and wife

Grantee's Mailing Address:

John Cortez and Gladys Cortez
108 Tendick
San Antonio, Texas 78209
Bexar County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Town & Country Mortgage Services in the principal amount of ONE HUNDRED SEVENTY-SEVEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$177,400.00). The note is secured by a first and superior vendor's lien, an owelty lien, and superior title retained in this deed in favor of Town & Country Mortgage Services and by a first-licn deed of trust of even date from Grantee to Everett L. Anshutz, Jr., trustee.

Property (including any improvements):

Lots 31-40, inclusive, Block 8, New City Block 1070, in the City of San Antonio, Bexar County, Texas..

Property Portion Conveyed (including any improvements):

Lots 31-40, inclusive, Block 8, New City Block 1070, in the City of San Antonio, Bexar County, Texas..

Reservations from Conveyance:

None

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Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2001, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

The vendor's lien and owelty lien against, and superior title to, the Property are retained until the note described is fully paid according to its terms, at which time this deed becomes absolute.

Town & Country Mortgage Services, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property Portion Conveyed that is evidenced by the note described. The vendor's lien, owelty lien, and superior title to the Property are retained for the benefit of, and are transferred to, Town & Country Mortgage Services without recourse on Grantor.

Owelty Recitals

First. Grantor and Grantee have agreed to the transfer of ownership and owelty of partition effected by this deed by separate Owelty of Partition Agreement dated January 26, 2001, between Grantor and Grantee, as cotenants of the Property.

Second. Grantor and Grantee, owning the Property as tenants in common, desire to effect a partition of the Property in order that Grantee own 100 percent of the Property in fee simple. Grantee has arranged to borrow the amount of \$177,400.00 from Town & Country Mortgage Services ("Lender"), in order to acquire the Property Portion Conveyed in fee simple. Lender is willing to advance that amount provided that the indebtedness is secured by a first and superior vendor's lien, owelty lien, superior title, and a deed-of-trust lien, all on the full fee simple title in and to 100 percent of the Property.

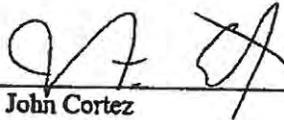
Third. The Property is not susceptible to partition in kind and, for Grantee to acquire the full fee simple title in and to the Property Portion Conveyed, it is necessary to fix a lien on the entirety of the Property in the amount of \$177,400.00. The lien represents an owelty of partition and the necessary adjustment between the parties to carry out the purposes of the partition. Grantee acknowledges that the vendor's lien, owelty lien or owelty of partition, and superior title are superior to Grantee's rights to use and occupy the Property as Grantee's homestead or otherwise as fully and completely as if the liens or owelty of partition were fixed and judicially decreed in a partition suit between Grantor and Grantee.

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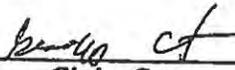
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Grantee joins in the execution of this deed and binds Grantee's heirs, successors, and assigns in acceptance of the delivery of the deed. Grantee stipulates to Lender and Grantor and each of their respective heirs, successors, and assigns the following: (a) the truth and correctness of the Recitals and the validity of the vendor's lien, owelty lien, superior title, and deed-of-trust lien securing the payment of the indebtedness, on the entirety of the full fee simple title to the Property; (b) the vendor's lien, owelty lien, superior title, and deed-of-trust lien are prior and superior to any right of use, occupancy, and homestead that Grantee may have or claim in and to the Property; (c) the whole fee simple title to the Property is vested in Grantee under this deed; and (d) Lender has advanced funds to Grantee in reliance on the stipulations and representations made and the facts stated in this deed.

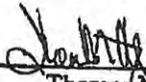
When the context requires, singular nouns and pronouns include the plural.



John Cortez



Gladys Cortez



Thomas M. Cortez



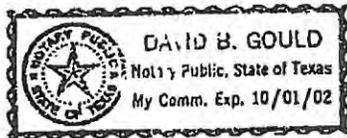
Dolores Cortez
DNC

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STATE OF TEXAS
COUNTY OF BEXAR

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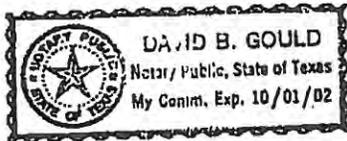
This instrument was acknowledged before me on JANUARY 26, 2001 by John Cortez and Gladys Cortez, husband and wife.



David B. Gould
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on FEBRUARY 26, 2001 by Thomas M. Cortez and Delores Cortez, husband and wife.



David B. Gould
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

John Cortez
511 Brackenridge Ave.
San Antonio, Texas 78209-7136

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Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 15 2001



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Feb 14 2001
At 1:31pm

Receipt #: 410306
Recording: 9.00
Doc/Hamt: 6.00
Doc/Num: 2001-0023954
Deputy - RUBIANA EVANS

Bexar CAD

Property Search Results > 112015 CORTEZ JOHN F & GLADYS for Year 2015

Property

Account

Property ID: 112015 Legal Description: NCB 1070 BLK 8 LOT 31 THRU 40
 Geographic ID: 01070-008-0311 Agent Code:
 Type: Real
 Property Use Code: 001
 Property Use Description: Single Family

Location

Address: 511 BRACKENRIDGE Mapsco 617B1
 FT SAM HOUSTON, TX 78234
 Neighborhood: MAHNCKE PARK I (SA) Map ID:
 Neighborhood CD: 57092

Owner

Name: CORTEZ JOHN F & GLADYS Owner ID: 77663
 Mailing Address: 511 BRACKENRIDGE AVE % Ownership: 100.0000000000%
 SAN ANTONIO, TX 78209-7136
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$360,920	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$67,600	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$428,520	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$428,520	
(-) HS Cap:	-	\$266,787	
<hr/>			
(=) Assessed Value:	=	\$161,733	

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Taxing Jurisdiction

Owner: CORTEZ JOHN F & GLADYS
 % Ownership: 100.0000000000%
 Total Value: \$428,520

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.017000	\$428,520	\$158,733	\$26.98
08	SA RIVER AUTH	0.017290	\$428,520	\$156,733	\$27.10

09	ALAMO COM COLLEGE	0.149150	\$428,520	\$161,733	\$241.22
10	UNIV HEALTH SYSTEM	0.276235	\$428,520	\$161,733	\$446.77
11	BEXAR COUNTY	0.297500	\$428,520	\$161,733	\$481.15
21	CITY OF SAN ANTONIO	0.558270	\$428,520	\$161,733	\$902.91
57	SAN ANTONIO ISD	1.382600	\$428,520	\$146,733	\$2,028.73
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$428,520	\$161,733	\$0.00
Total Tax Rate:		2.698045			

Taxes w/Current Exemptions: \$4,154.86
 Taxes w/o Exemptions: \$4,363.63

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 3024.0 sqft **Value:** \$360,700

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G WS	WS	1910	3024.0
OP	Attached Open Porch	G NO		1910	355.0
OP	Attached Open Porch	G NO		1910	231.0

Improvement #2: Residential **State Code:** A1 **Living Area:** sqft **Value:** \$110

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RM5	Residential Misc Shed	A NO		1990	1.0

Improvement #3: Residential **State Code:** A1 **Living Area:** sqft **Value:** \$110

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RM5	Residential Misc Shed	A NO		1990	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.9349	40725.00	0.00	0.00	\$67,600	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$360,920	\$67,600	0	428,520	\$266,787	\$161,733
2014	\$79,430	\$67,600	0	147,030	\$0	\$147,030
2013	\$81,340	\$67,600	0	148,940	\$0	\$148,940
2012	\$48,710	\$116,470	0	165,180	\$0	\$165,180
2011	\$52,060	\$116,470	0	168,530	\$0	\$168,530

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Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/26/2001	Deed	Deed		CORTEZ, JOHN F & GLADYS	8743	1846	0

2016 data current as of Sep 21 2015 12:51AM.
2015 and prior year data current as of Sep 11 2015 10:23PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Website version: 1 2 2 7

Database last updated on 9/21/2015 12 51 AM

© N Harris Computer Corporation

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Mechanics Liens Book F, Page 547 of the Deed of Records
of Bexar County, Texas

Documenting design by J. Riely Gordon
of 511 Brackenridge Avenue

at 12 1/4 O'clock P.M. and duly recorded on the 16th day of January A.D. 1894 at 6 1/2 O'clock P.M. in the records of M. & D. of said County, in book Volume F. on pages 543 - 546 - 7 In testimony whereof witness my hand and Official Seal, at Office this 16th day of January 1894.

Thad W. Smith County Clerk DePar County Texas,
By John Stockpembek Deputy.

Floyd Mc Gown + wife "M. & D. Co" Flaig + Wagner

The State of Texas | This Agreement between
County of DePar | Floyd Mc Gown, joined by his
wife, Eliza D. Mc Gown, and Flaig + Wagner a firm
Composed of Conrad Flaig and Jacob Wagner, trading
and doing business under said Firm name as Contractors
and builders, all of said parties being residents of DePar County
Texas. witnesses:

1- that said Flaig + Wagner do hereby contract and agree, at their own Costs and expense, to furnish all labor and material and build, erect and deliver, in a complete condition, in accordance with the plans and specifications prepared by J. Riley Gordon, Architect. To which reference is here made as a part hereof, a certain dwelling house upon the property hereinafter described, for Floyd Mc Gown, at the agreed price of \$3635.00.

2- And Flaig + Wagner have agreed, and do hereby agree to take in part payment, under said contract, for services so performed, and material so furnished, three certain Promissory Notes of the said Floyd Mc Gown, dated January 1, 1894, as follows: One for \$1000.00, due on the first day of January, 1897; One for \$1000.00, due on the first day of January, 1898; and One for \$1000.00, due on the first day of January, 1899; Each of said notes bearing interest at the rate of 8 per Cent. per Annum from date, as evidenced by two certain interest notes of even date therewith, due and payable

Respectively on the first days of January and July, of each Year, until paid, and all of said notes principal and interest providing for ten per Cent Attorneys fees thereon, if Collected by Suit, and further providing that the failure to pay one of them, shall, at the option of its holder, mature all of even date herewith, to which notes reference is here made.

3- Now, Therefore, in Consideration of said Flaig + Wagner furnishing said Material, and building said House, and accepting the above notes in part payment, therefore, and to secure the payment of said notes, we, the said Eliza M^c Grow, and his wife, Eliza D. M^c Grow, have agreed, and do hereby agree that the said Flaig + Wagner may have, and they are hereby declared to have, and we hereby grant to them a Mechanic's Lien, as provided for by the Statutes of the State of Texas, upon the dwelling they have agreed to build for us, and upon the Ground whereon it is situated. Viz: Lots 31 to 40, inclusive in Block 3, Oakland Terrace addition to the City of San Antonio, Bexar County, Texas, fronting ten Lots on Brockwidge Avenue, and running back at right angles thereto, to the Alley; being the property this day sold to Eliza M^c Grow by M. G. Barnard and constituting the Homestead of said Eliza M^c Grow and wife. Witness our hands this the first day of January, 1894.

Flaig + Wagner
Eliza M^c Grow
Eliza D. M^c Grow

The State of Texas }
County of Bexar } Before me, J. C. Webb, a Notary Public in and
for Bexar County, Texas on this day personally appeared Jacob
Wagner known to me to be the person who signed the foregoing
instrument, and acknowledged to me that he executed the same
for, and as a member of the firm of Flaig + Wagner, for the
purposes and Considerations therein expressed. Given under
my hand and seal of Office this the 13th day of January 1894
J. C. Webb Notary Public, Bexar County, Tex
The State of Texas, County of Bexar } Before me, J. C. Webb.

a Notary Noting in and for Bexar County, Texas, on this day personally appeared Floyd Mc Gown, 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. And also came Eliza D. Mc Gown, wife of the said Floyd Mc Gown, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me singly and apart from her said husband, and having the same by me fully explained to her, she, the said Eliza D. Mc Gown, acknowledged such instrument to be her act and deed, and declared that 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 13th day of January 1894.
 The State of Texas, I, Thos. W. Smith County Clerk
 County of Bexar of said County do hereby Certify
 that the foregoing instrument of writing with its
 Certificate of Authentication was filed for registra-
 tion in my Office on the 15th day of January
 A. D. 1894 at 11 1/2 O'clock A.M. and duly recorded
 on the 17th day of January A. D. 1894 at 10 1/2
 O'clock A.M. in the Records of M. + P. C. of said
 County in book Volume 5th on pages 547. 549
 In Testimony Whereof Witness my hand and Official
 Seal, at Office this 17th day of January 1894.

Thos. W. Smith County Clerk Bexar County Texas
 by John Stephens Clerk Deputy

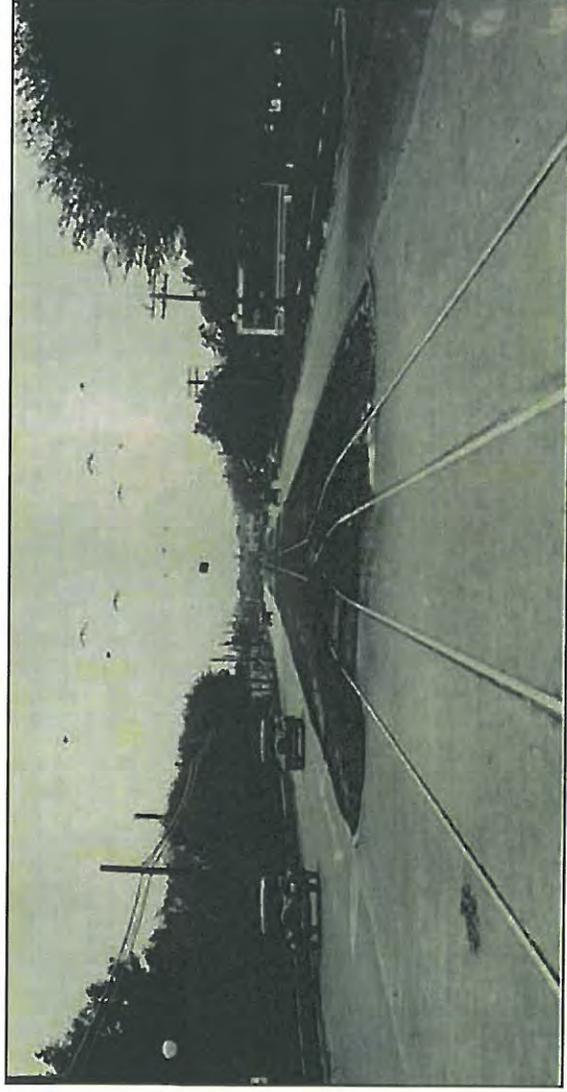
J. O. Hedges & wife M. + P. C. to Martin + Schryver

San Antonio Texas January 22nd 1894.
 On or before Six Months after date you promise to pay
 to Martin + Schryver or order the sum of One hundred
 and fifty (\$150⁰⁰) + no. pro. Dollars in the City of San Antonio
 Texas, bearing ten per cent interest per Annum. from
 date till paid for value received.

Slide 33 from Mahncke Park Proposed Historic District
Public Meeting Presentation

Mahncke Park History

- One of oldest homes: **511 Brackenridge Avenue** (McGown-Pipkin House, 1886)
- By 1917: little construction except for Salvation Army Rescue Home (at Broadway and Hildebrand) and Moody Sanitarium at Stanley and Pine Streets.
- Street car line along Broadway encouraged development in early 20th century





511 Brackenridge Ave.

We, Neighbors of Mahncke Park, object to the removal or demolition of the home at 511 Brackenridge Ave. It is an important piece of the history of San Antonio and of our neighborhood and we support its preservation through this application.

Name	Address	E-mail address
TOM McMASTERS	411 Queen Anne	Tom.masters@att.net
Carol McArthur	411 Queen Anne	sheekemem@aiff.net
Jim Duda	340 Queen Anne Ct.	tinduda@aol.com
Jason J. Meekal	309 Queen Anne Ct.	Jason.Meekal@gmail.com
Alband Dasso	315 Queen Anne Ct	am57@hotmail.com
Kim Jones	310 Queen Anne Ct	KimJones10@outlook.com
Patricia D. McFall	345 Queen Anne Ct.	balloonproductions@aol
ISABEL P. GARCIA	413 QUEEN ANNE CT.	ipaese@att.net
Carlos L. Hernandez	333 Queen Anne Ct.	Ferniscarlos1@yahoo.com
Linda Trevin	330 Queen Anne Ct	NART-ADNILEY@YIPPO.COM
Glenda Zilgler	336 Queen Anne Ct	gaschnaf@aimail.com
Ginger Ann Nuytal	296 Queen Anne Ct	CSaminique407@att.net
Jim Noil	400 Queen Anne Ct.	Jim.Noil@5bgl.net
Chadwick Avery	428 Queen Anne Ct	chadwickavery@gmail.com
Katherine Gish	423 Queen Anne Ct	Kaitgish@gmail.com
Carroll Van	401 Elmhurst	PCARROLLVOSS@ATT.NET



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Name	Address	E-mail address
Richard Minks	311 Parland Place SA 78209	r@minks@yahoo.com
Bill Gase	311 Parland Place SA 78209	bg2055@att.net
Julie Shank	347 Parland Place 78209	julieshank@sbcglobal.net
Donville L. Radmann	310 Elmhurst Ave. 78209	fradmann@att.net
Joyce Jetter	419 PARLAND 78209	jfetter@sats.rv.com
Sharon C. Mesler	458 PARSHING SATX 78209	NA
Laura Dow	355 Thorman Pl. 78209	lauradown@gmail.com
KATHA A. RODRIGUEZ	343 Thorman Pl. 78209	tuthfaeri@aol.com
Aring Olsen	315 Thorman Place 78209	arwardinguez@mac.com
PAUL VAUGHN	319 Thorman Place 78209	annela.olsen@aatt.net
	315 THORMAN PLACE 78209	PAUL@MAC.COM



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Name	Address	E-mail address
Lauren McLaurin	238 Allensworth St., SA, TX 78204	Lauren.mclaurin@gmail.com
Jason McLaurin	238 Allensworth	jason.mclaurin.2008@gmail.com
Matthew Shaddock	229 Allensworth	mshaddock@gmail.com
Sergio Martinez	218 Allensworth	smartinez04@gmail.com
Stacey Feldman	218 Allensworth	staceyfeldman@gmail.com



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Name	Address	E-mail address
CHRISTINE BALTHROP	242 ALLENSDORTH	NOVHOVMSND@gmail.com
MORGAN PENIX	230 AVENUSWORTH	ampenix@hotmail.com
JIM BULGIN	214 ALLENSWORTH	jim.bulgin@gmail.com
Deborah Bulgoin	214 Alleasworth	deborah.bulgin@gmail.com
Jessica McLean	358 Pershing Ave	jmcleain100@hotmail.com
Jenna Westmore-Mayer	404 QUEEN ANNE CT. SAN ANTONIO	JSMAYES@LIVE.COM
Jess Mayer	404 Queen Anne Ct. San Antonio	Jmayer404@live.com
W E Mayer	404 QUEEN ANNE CT. SAN ANTONIO	QUEENMAYES@LIVE.COM
SCOTT DAY	354 TOWERMAN PL. SAN ANTONIO	cinbanclevelopmentservices@hotmail.com
Gabriel Montoya	351 Carralain ST SA, TX	gabrielmontoya81@yahoo.com
Crawford Perix	230 Alleasworth	caperix@h-fmail.com
Steve Balthrop	242 ALLENSWORTH	stevebalthrop@hotmail.com
STEPHEN P AMBERG	245 ALLENSWORTH ST. 78209	STEPHENAMBERG@SBCEGAL.NET
Tahira Mammen	350 Carralain ST, TX 78209	TAHIRA.NS@GMAIL.COM
Sam Mammen	350 Carralain St 78209	SMAMMEN@GMAIL.COM
J. Garza	327 Thorman, 78209	Jess.Garza@ADP.com
Romeo Garza	327 Thorman, 78209	Romeo.Garza@adp.com



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Name	Signed By	Permission	Address	E-mail address
Alicia Perez			318 Eleanor Ave.	aliciamarieperez@gmail.com
Geraldo Perez			318 Eleanor Ave.	gxbrewco@gmail.com
Amy Lewis Avery			128 Queen Anne Ct.	
Sidhan Karger Mullen			403 Elmhurst Ave.	
Kempha Stutts			338 Queen Anne Ct.	owensmommy9c@yahoo.com
Josh Stutts			338 Queen Anne Ct.	
James Vaughn			276 Natale	
Janet Garza			207 Queen Anne Ct.	goya2012@yahoo.com
Chad McGrath			302 Carnahan	
Shannon McGrath			302 Carnahan	shannonbarkwell@yahoo.com
Cesar D. Hernandez			703 Claude N Black	dez1972@gmail.com
Barbara Bowen			210 Natale	bembowen@gmail.com
Mark Chin			308 Eleanor	
Sarah Beams			518 Elmhurst Ave.	sarahlbeams@gmail.com
Analisa Nazareno			418 Queen Anne Ct	
Gonzalo Pozo			106 Wesley Pl.	gonzothesilence@gmail.com
Tiama White			139 Parland Pl.	

HIP

PEDIMENT
GABLE

WOOD
SHINGLES

CLAPBOARD
SIDING



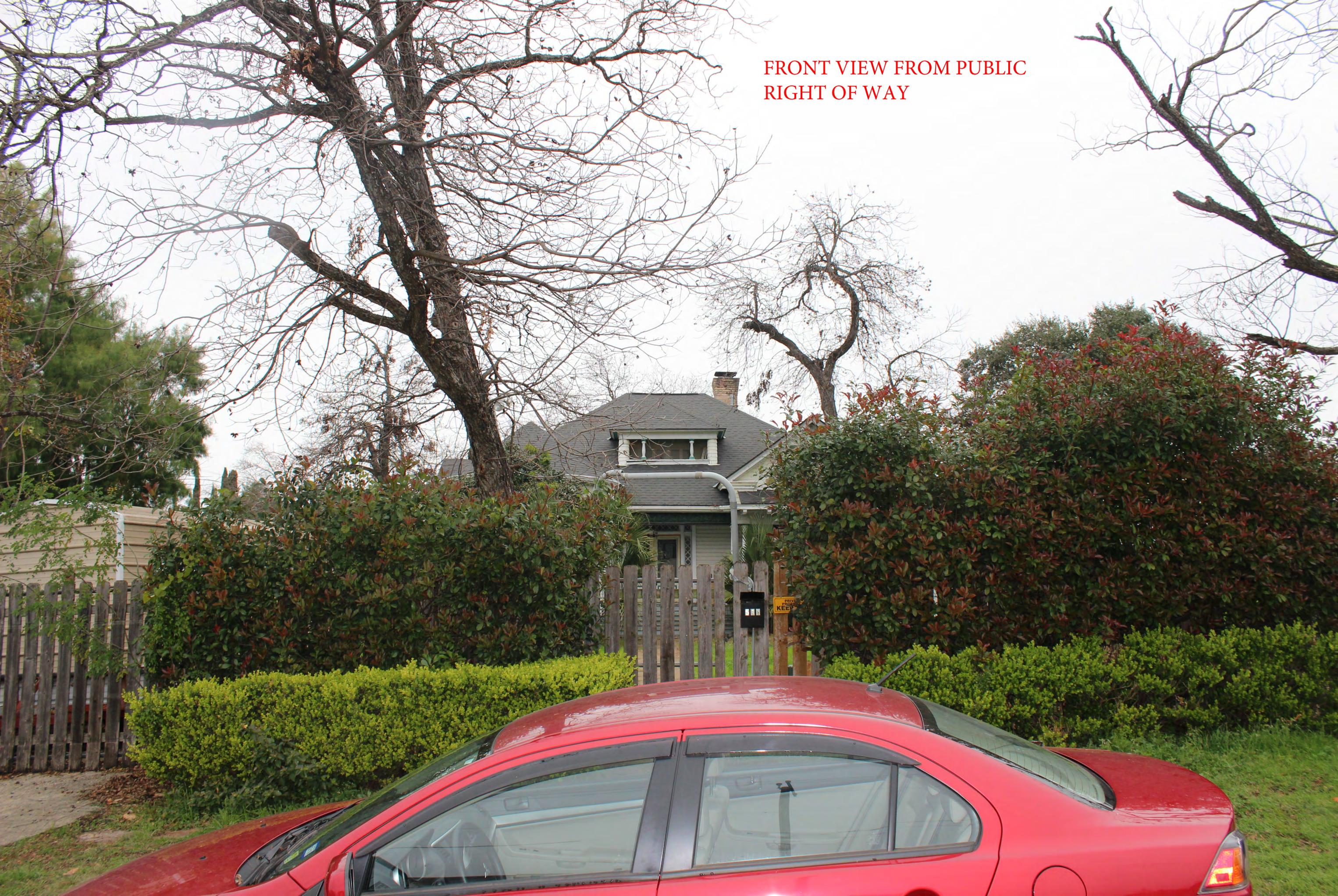
LOOKING WEST DOWN BRACKENRIDGE

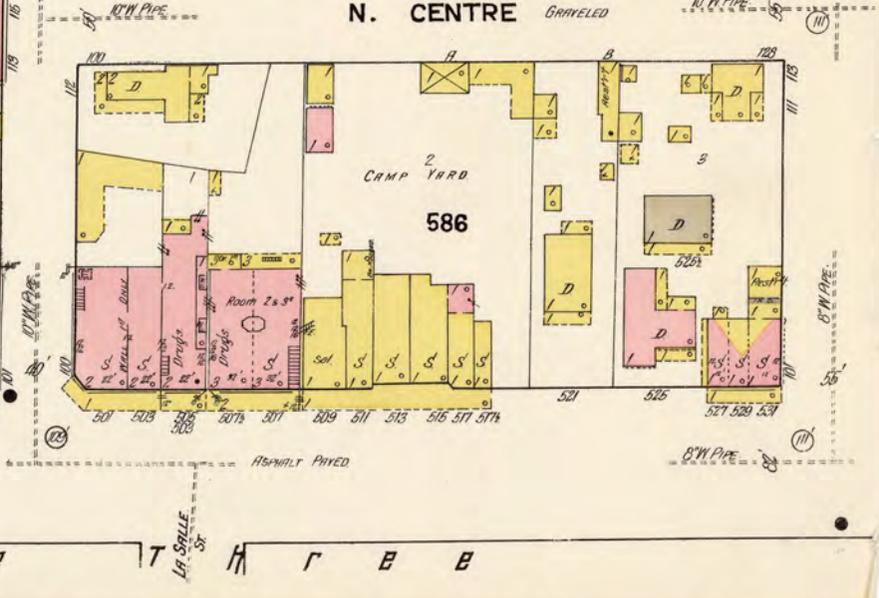
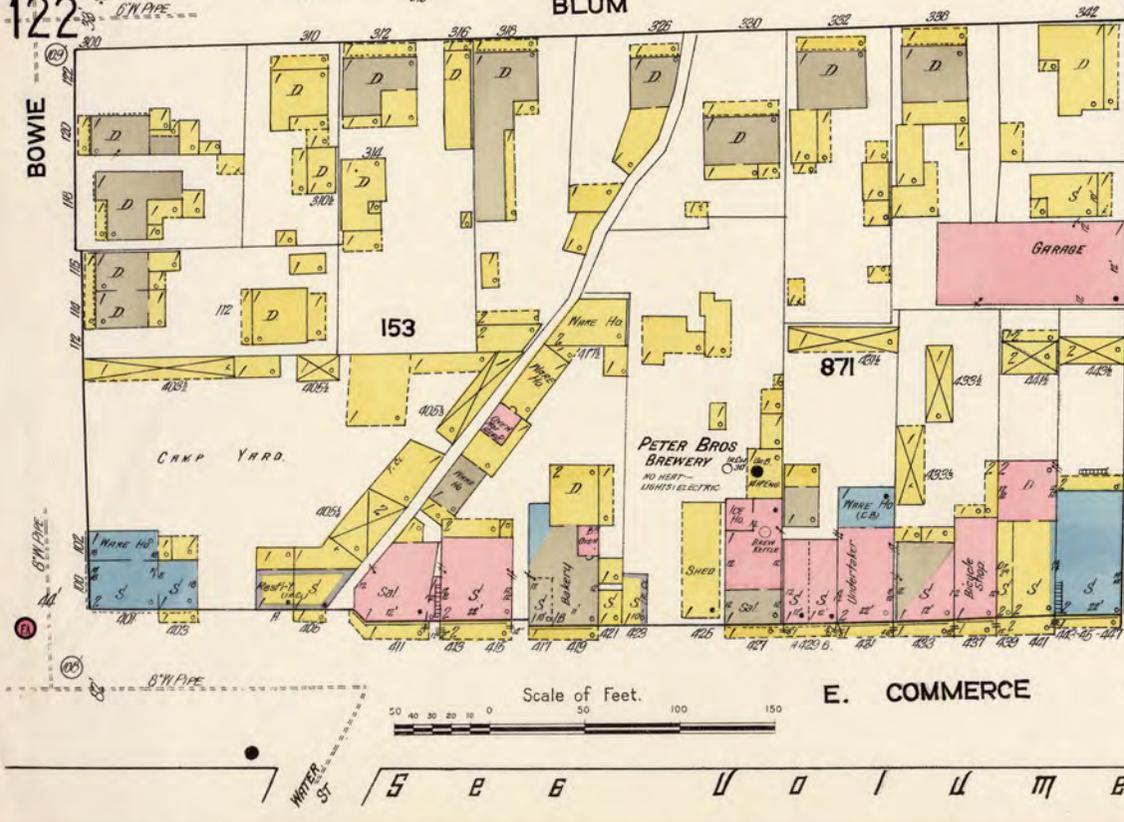
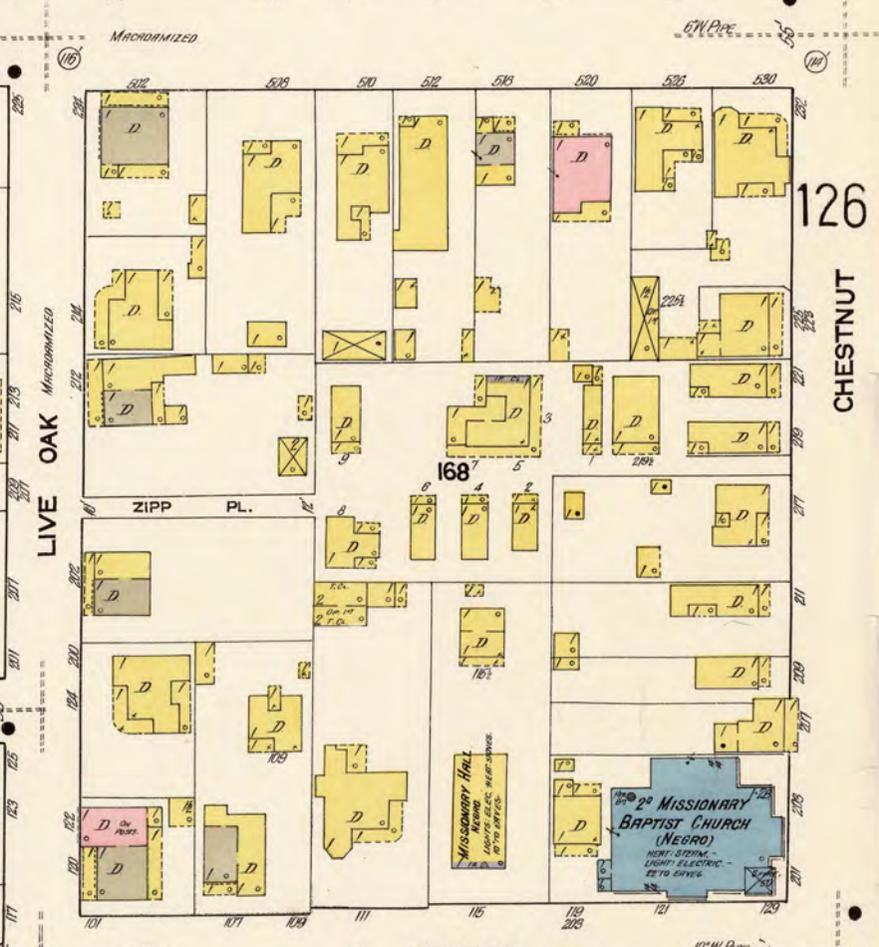
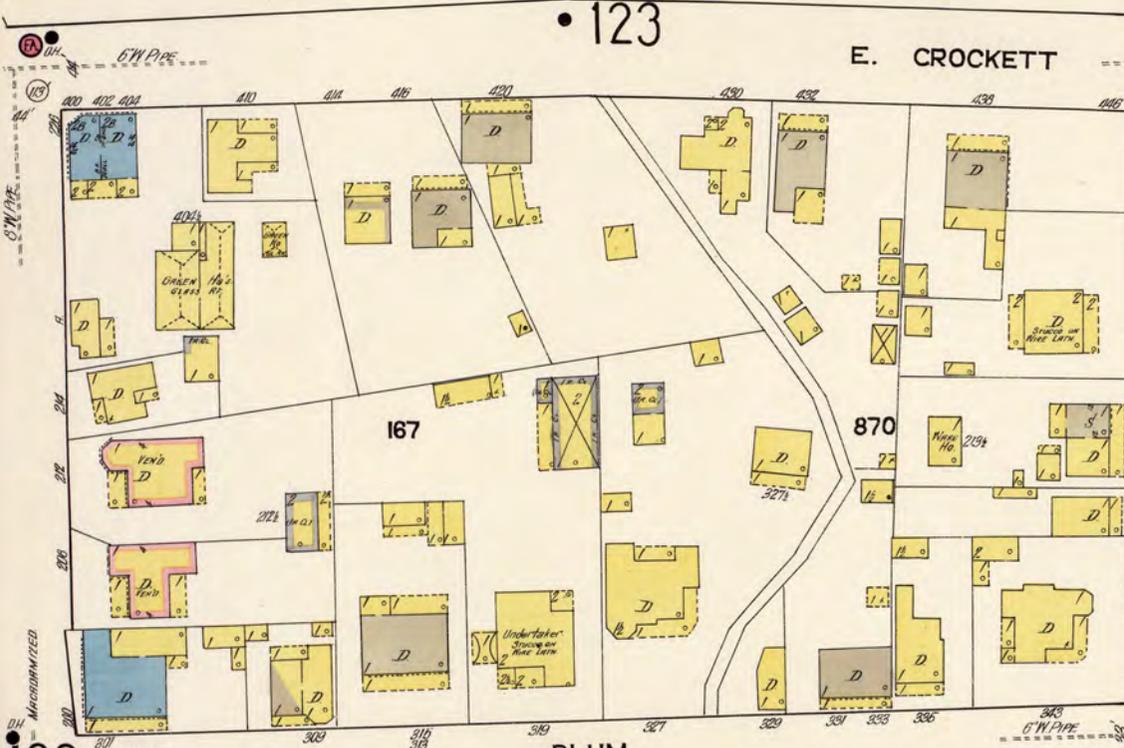
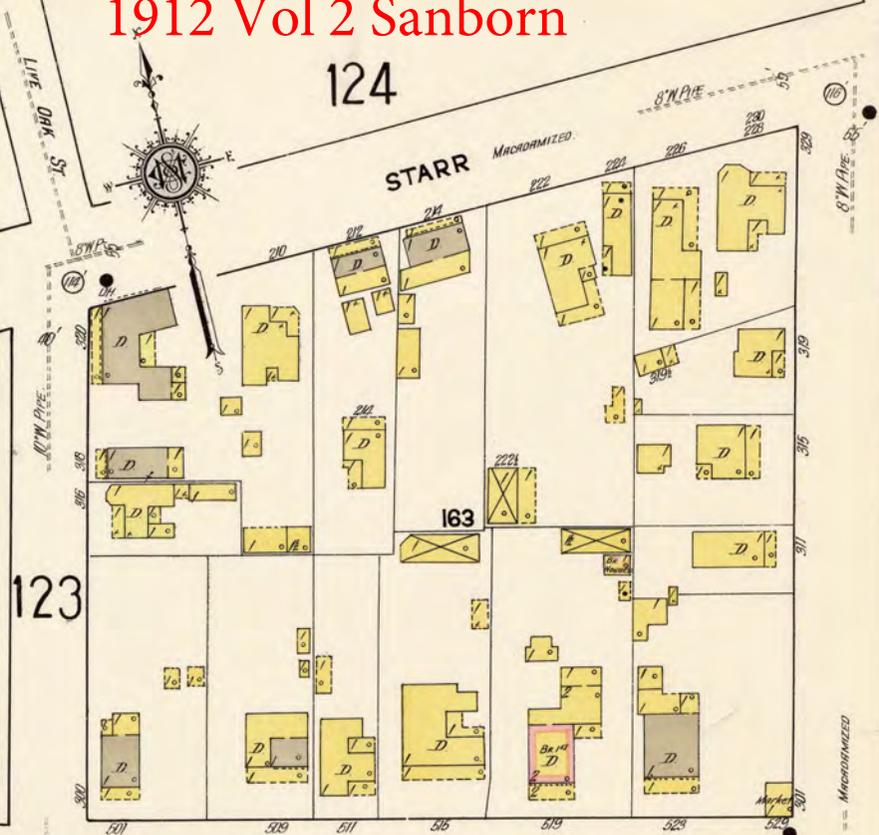
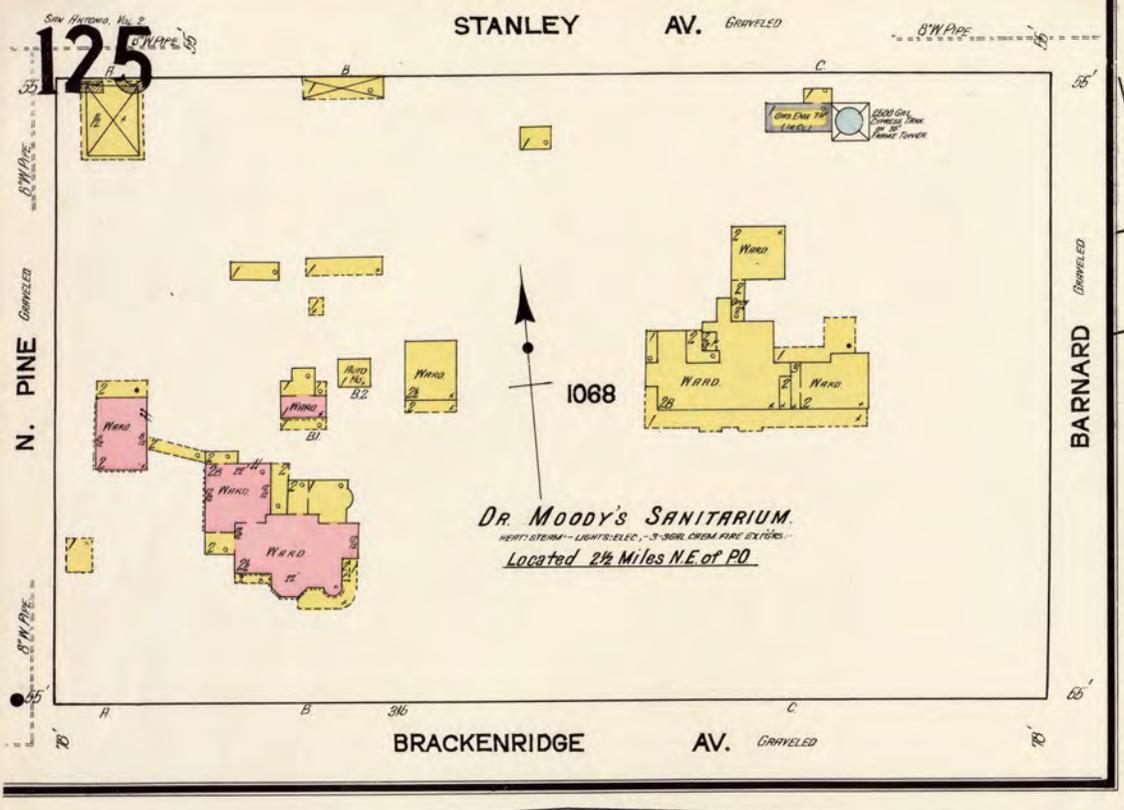


LOOKING NORTHWEST IN FRONT OF PROPERTY



FRONT VIEW FROM PUBLIC
RIGHT OF WAY





**Statement of Significance for 511 Brackenridge Avenue
San Antonio, Texas**

The two-story structure at 511 Brackenridge Ave was built in 1894 and design by J. Riely Gordon for Floyd and Eliza McGown's residence, eventually becoming part of the Dr. Moody's Sanitarium campus.¹ Gordon was influential throughout the nation with several properties becoming National Registered Historic Places. He was best known for Richardsonian Romanesque designs of public buildings, including the Bexar County Courthouse. The original owner, Floyd McGown, was a judge in San Antonio. The mental health institution of Dr. G.H. Moody's Sanatorium, opened in 1903, and was located on the grounds that 511 Brackenridge Ave sits on. The home was one of the seven buildings on the 10 acres of grounds.

The house at 511 Brackenridge is most notable for its quintessentially American architectural form known as Shingle-style. A late Victorian style borrowing from Queen Anne, Colonial Revival, and Richardsonian Romanesque traditions, Shingle-style is characterized by simple forms and broad masses, which results in a complex shaping of asymmetrical facades with irregular, steeply pitched roof lines. Original materials included wall cladding and roofing of continuous wood shingles. The home at 511 Brackenridge exhibits all of the features of Shingle-style including shingle and clapboard siding for wall cladding, a characteristic corner turret, a hipped roof with cross gables, multiple porches featuring classical porch supports consisting of round columns, pediments, transom windows, a dormer, and original doors and windows. The original wood shingle roof has been replaced with asbestos shingles, but the home retains its high integrity.

The home is located in Mahncke Park, a suburb established in the 20th century by Ludwig Mahncke. Located in one of the oldest sections of Mahncke Park, it is also one of the oldest homes.

¹ Per 1894 mechanic's lien agreement (Mechanics Liens Book F, Page 547 of the Deed Records of Bexar County, Texas)

Its value as a visible or archeological reminder of the cultural heritage of the community, or national event [35-617(b)1]: For its presence and association with the 20th century culture along the Broadway corridor established by the growth at the turn of the century: Dr. Moody's Sanatorium.

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-617(b)3]: As the property is associated with numerous people important to the heritage of San Antonio, including the Architect J. Riely Gordon, the original owners, Floyd and Eliza McGown, and Dr. G.H. Moody, who operated a psychiatry hospital on the grounds.

Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation[35-617(b)4]: The structure is the work of Architect J.Riely Gordon who also designed the Bexar County Courthouse among other notable San Antonio buildings.

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 [35-617(b)5]: The home features distinctive shingle-style Queen Anne Victorian architecture, including large covered porches, corner turrets, transom windows, a second story, and round columns.

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-617(b)8]: The architectural integrity remains high for its distinctive design and architectural features.

Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development [35-617(b)10]: Located in Mahncke Park, a suburb established by Ludwig Mahncke near the streetcar that existed in the 20th century. Mahncke was influential to San Antonio, creating many of San Antonio's parks as Parks Commissioner, including developing adjacent Brackenridge Park.

It is an important example of a particular architectural type or specimen [35-617(b)12]: For the structure's unique Shingle-Style architecture, which was rare outside of the Northeastern United States.

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-617(b)15]: As a reminder of a neighborhood and development along the Broadway corridor.