

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-130
ADDRESS: 1503 WYOMING ST
LEGAL DESCRIPTION: NCB 1393 BLK LOT W 50 FT OF 17&18
ZONING: RM-4
CITY COUNCIL DIST.: 2
APPLICANT: Darleen Smith Tones
OWNER: Darleen Smith Tones
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is a Finding of Historic Significance for the property located at 1503 Wyoming Street.

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.

(3) **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.

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

(a) **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

(b) Criteria For Evaluation.

- (7) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;
- (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;

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT –**
Built c. 1905, the house at 1503 Wyoming represents the early history of this Eastside neighborhood. As families began to fill Dignowity Hill at the turn of the century, neighborhoods to the south and east began to grow, including the area around 1503 Wyoming and later Knob Hill. The property also maintains a relationship with its more ornate neighbor to the east – both were built by Minna “Minnie” Lohrberg Walbaum, a widow who lived with her brother Leopold next door. Leopold Lohrberg owned a store at the corner of Wyoming and Monumental.
- c. **SITE CONTEXT –**
Situated within a small cluster of Folk Victorian and Queen Anne style homes, its presence at the corner is an important visual feature along this street. Its location between the Dignowity Hill and Knob Hill Historic Districts is also notable, as its geography reflects the development chronology of these neighborhoods.
- d. **ARCHITECTURAL DESCRIPTION –**
The structure at 1503 Wyoming is a one-story single family Folk Victorian residence featuring a T-shaped footprint. It has vinyl siding and a cross-gabled, standing seam metal roof with a short brick chimney. The front porch is concrete and covered by a flat awning that is supported by decorative wrought iron posts. The existing windows are aluminum throughout the house, and the front facing windows have louvered shutters. The front door faces Wyoming Street and has a transom above it. The form and massing of the structure embody Folk Victorian architecture with its cross-gabled roof, T-shaped footprint, and covered front porch. There is a front walkway made of brick that leads from the curb to the front porch. A chain link fence is installed around the property, and bushes conceal the front yard fence.
- e. **EVALUATION –** As referenced in the applicable citations, 1503 Wyoming meets UDC criterion [35-607 (b)7], [35-607 (b)11], [35-607 (b)13], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 1503 Wyoming meets three.
 - (7) Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the structure is a visual anchor on the corner of Wyoming and Piedmont.
 - (11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** the structure has a connection to longtime residents of this Eastside neighborhood including its construction by the Lohrberg family and residence by the Smith-Tones family.
 - (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 structure has a relationship to the surrounding structures, built in the early twentieth century in Folk Victorian and Queen Anne styles.
- f. 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.

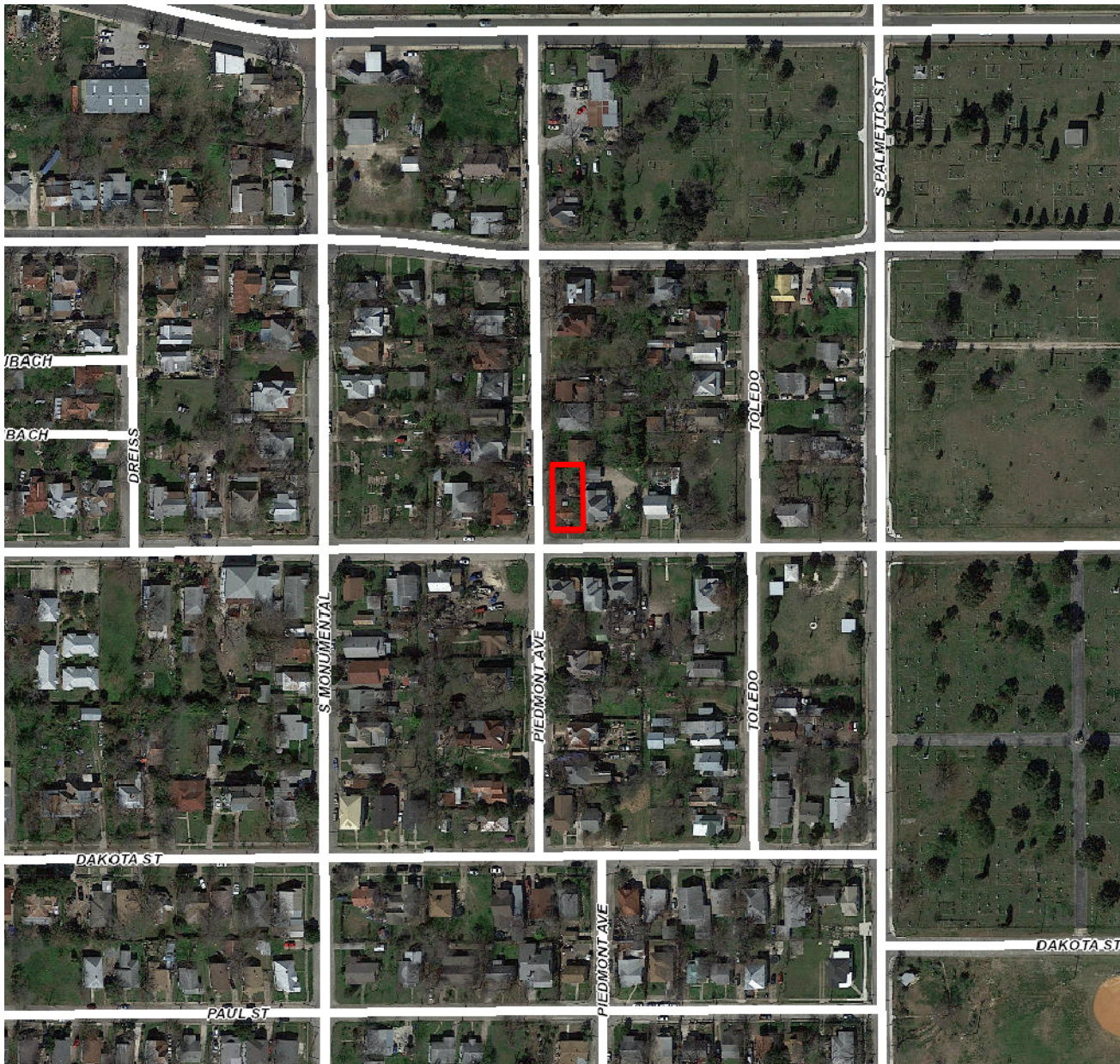
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. 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 approval of a Finding of Historic Significance and that the Historic & Design Review Commission recommend approval for the landmark designation of 1503 Wyoming to the Zoning Commission and to the City Council based on findings b through e.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2018

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Statement of Significance

Created by the Office of Historic Preservation

Property Address: 1503 Wyoming

1. Application Details

Applicant: Darlene Tones

Type: Landmark Designation

Date Received: March 9, 2018

Built c. 1905, the house at 1503 Wyoming represents the early history of this Eastside neighborhood. Situated within a small cluster of Folk Victorian and Queen Anne style homes, its presence at the corner is an important visual feature along this street. Its location between the Dignowity Hill and Knob Hill Historic Districts is also notable, as its geography reflects the development chronology of these neighborhoods. As families began to fill Dignowity Hill at the turn of the century, neighborhoods to the south and east began to grow, including the area around 1503 Wyoming and later Knob Hill. The property also maintains a relationship with its more ornate neighbor to the east – both were built by Minna “Minnie” Lohrberg Walbaum, a widow who lived with her brother Leopold next door. Leopold Lohrberg owned a store at the corner of Wyoming and Monumental.

Since 1977, this property has been owned by Darlene Tones and her family. Darlene currently resides in the home and applied for landmark designation after hearing about the archeological dig that revealed the location of the Powder House and learning that the street now called Piedmont Ave was previously named Powder House.

The structure at 1503 Wyoming is a one-story single family Folk Victorian residence featuring a T-shaped footprint. It has vinyl siding and a cross-gabled, standing seam metal roof with a short brick chimney. The front porch is concrete and covered by a flat awning that is supported by decorative wrought iron posts. The existing windows are aluminum throughout the house, and the front facing windows have louvered shutters. The front door faces Wyoming Street and has a transom above it.

The form and massing of the structure embody Folk Victorian architecture with its cross-gabled roof, T-shaped footprint, and covered front porch.

There is a front walkway made of brick that leads from the curb to the front porch. A chain link fence is installed around the property, and bushes conceal the front yard fence.

The property meets criteria 7 for its role as visual anchor on the corner of Wyoming and Piedmont; criteria 11 for its connection to longtime residents of this Eastside neighborhood including its construction by the Lohrberg family and residence by the Smith-Tones family; and criteria 13 for its relationship to the surrounding structures, built in the early twentieth century in Folk Victorian and Queen Anne styles.











NO
PARKING
ANYTIME
TOW AWAY ZONE
←

NO
PARKING
ANYTIME
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NO
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ANYTIME
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BEVETT PRINTING CO. PAR. 3 TEX

THE STATE OF TEXAS,

Know All Men by These Presents:

County of Bexar

THAT I Minnie Walbaum

of the County of Bexar State of Texas for and in consideration of the sum of Four thousand 00/100 DOLLARS, to me in hand paid and secured to be paid by Leopold Lohberg the receipt of which is hereby acknowledged as follows:

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL, and CONVEY, unto the said Leopold Lohberg of the County of Bexar State of Texas all that certain lots and parcels of land lying & being in the city of San Antonio County of Bexar and State of Texas and more particularly known or described as follows lots 1-2 3+4 Block 1 Sub-division O.C.B. 101. Range 4 District 1 Also lots 17 & 18 said lots being bounded as follows north by lot 19-135 feet East by an 11ft 8" alley, South by Wyoming St. 135 feet West by Ponder House Street, both of said lots being in Texas Heubrichs sub-division of original city lots # 99 Range 4 Dist 1 in the City of San Antonio, also lot 157 Five in Block 6 new city Block number one thousand three hundred and eighty five (1385) part of subdivision of original city lot number (4) four South of East Commerce Street said lot number (5) five is bounded north by Omaha Street East by lot 6 same Block South by lot 16. Same Block, west by lot 17 same Block also are four other undivided interest in the Estate of H. F. Lohberg deceased which said Estate consists of property known as the Lohberg homestead on Bowie Street in the City of San Antonio Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Leopold Lohberg his heirs and assigns forever. And I do hereby bind my heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Leopold Lohberg his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. WITNESS my hand at San Antonio this 6 day of March A.D. 1908 Witnesses at Request of Grantor: Mrs. Minnie Walbaum.

THE STATE OF TEXAS } COUNTY OF Bexar Before Me, P. L. Ripley, a Notary Public in and for said County and State County, Texas, on this day personally appeared Mrs. Minnie Walbaum known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office, this 6th day of March A.D. 1908 [SEAL] P. L. Ripley Notary Public Bexar Co. Texas.

THE STATE OF TEXAS } COUNTY OF _____ Before Me, _____ in and for _____ County, Texas, on this day personally appeared _____ and _____ wife of said _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said _____ having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ 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 _____ day of _____ 190 [SEAL]

Filed for record the 6 day of March 1908 at 4:30 o'clock P. M., and recorded the 16 day of March 1908 at 8:30 o'clock P. M. By Aug. E. Huppertz Deputy. Frank B. Newton Clerk, County Court, Bexar County, Texas.

WEEKS & FENLEY, PRINTERS, SAN ANTONIO

THE STATE OF TEXAS

County of Bexar Know all Men by these Presents:

THAT I, Leopold Lohberg

County of Bexar State of Texas of the

of Four thousand DOLLARS,
to me in hand paid by Mrs Minnie Thalbaum the receipt of
which is hereby acknowledged and other good and valuable as follows:
considerations

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
Mrs Minnie Thalbaum of the County of Bexar
State of Texas all that certain lots and parcels of land lying and being

in the City of San Antonio County of Bexar State of Texas and more particul-
arly known are described as follows: Lots 1-2+3 Block 1 Subdivision O. S. L. 101
Range 4 District 1 also lots 17 and 18. said Lot 17 being bounded as follows North
by Lot 18 135 feet; South by Downing Street 135 feet; East by an 11ft. 8" alley 50
feet; West by Powder House Street 50 feet and said Lot 18 being bounded as follows
North by Lot 19 South by lot 17 East by an alley West by Powder House Street;
both of said Lots being in Chas Huberich's 2d subdivision of Original City
Lot No 99 Range 4 District 1 in the City of San Antonio; Also Lot
number Five (5) in Block 6 New City block number one thousand three
hundred and eighty five part of a subdivision of original city lot number
four (4) South of East Commerce Street; said block no 5 is bounded North
by Omaha Street east by Lot 6 same block; South by Lot 16 same block
and west by Lot 17 same block; also a one fourth undivided interest
in the estate of H. F. Lohberg deceased which said estate consists of the
property known as the Lohberg homestead on Bowie Street in the City
of San Antonio Texas

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging
unto the said Mrs Minnie Thalbaum her
heirs and assigns forever. And I do hereby bind my heirs, executors and administrators to
WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Mrs Minnie Thalbaum her

heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS my hand at San Antonio this 10th day of October 1905

Witnesses at Request of Grantor:
Leopold Lohberg

THE STATE OF TEXAS

County of Bexar BEFORE ME, R. L. Watkins a Notary Public
in and for said County and State County, Texas, on this day personally appeared

Leopold Lohberg 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 11th day of October 1905



THE STATE OF TEXAS

County of _____ BEFORE ME, _____
in and for _____ County, Texas, on this day personally appeared

and _____ wife of said
_____ known to me to be the persons whose
names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said
_____ wife of the said _____ having been examined

by me privily and apart from her husband, and having the same fully explained to her, she, the said
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 _____ day of _____ 190 _____



Filed for record the 11 day of Oct. 1905, at 10:10 o'clock P.M., and recorded the 21 day of Oct. 1905, at 5:25 o'clock P.M.

By Rigust & Kuppertz Deputy. Frank R. Newton
Clerk, County Court, Bexar County, Texas.

On Thursday, June 5, 2014 7:46 AM, Sylvie Shurgot <sylvie@sylvieshurgot.com> wrote:

Good morning Ms. Tones,

It looks like Henry Elmendorf sold lot 17 to Leopold Lohrberg in 1898 and lot 18 in 1899. Leopold sold the property to Minnie Walbaum in 1905. I can't find the mechanic's lien for the house so I can't tell exactly when it was built but Minnie owned the property in 1905.

Do keep my contact information and feel free to pass it along to someone else who may be interested in selling a charming old house full of character.

Sylvie

Sylvie Shurgot, REALTOR
(210) 380-8681
www.sylvieshurgot.com



SYLVIE SHURGOT
|real estate|

----- Original Message -----

Subject: Regarding 1503 Wyoming St
From: Darleen Tones <mtones@sbcglobal.net>
Date: Wed, June 04, 2014 6:07 pm
To: "sylvie@sylvieshurgot.com" <sylvie@sylvieshurgot.com>

To whom it may concern:

Thank you for your interest in my home. However, at this time, I'm not ready to sell. This home was built in 1905 and my mom had this home renovated around 1990. It has high ceilings and I recently had this home weatherized by Casa Verde. However I will keep the information that I received from you for future reference. I'm wanting to do some research and find out who lived in this home in 1905. I was 12 years old when we moved into this home around 1968. Again, thank you for your interest and I'll stay in touch.