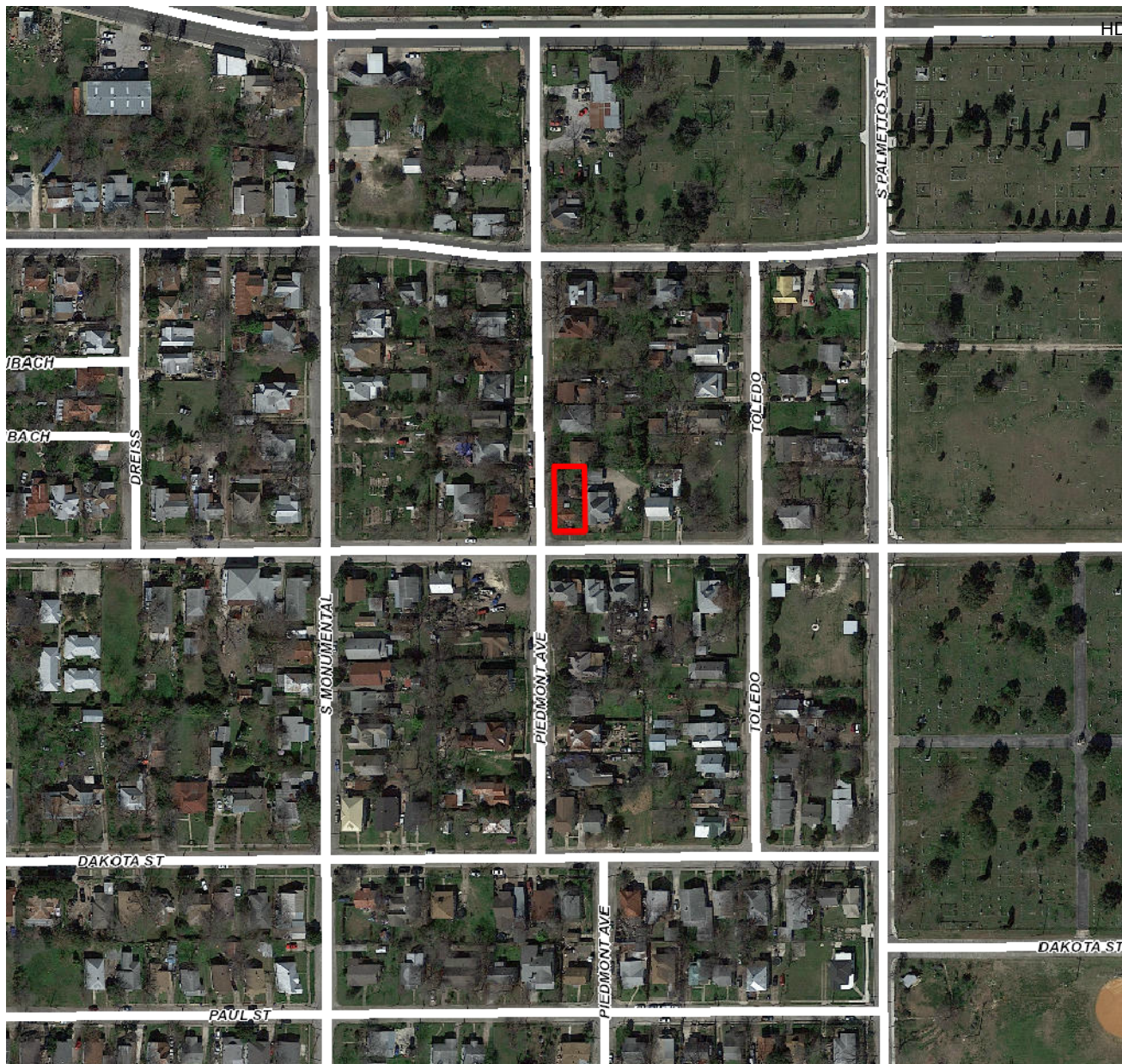




Flex Viewer

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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.











BENNETT PRINTING CO. PASO TEX.

THE STATE OF TEXAS,

Know All Men by These Presents:

County of BexarTHAT I Minnie Walbaumof the County of BexarState 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 LohbergState 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 11 ft 8" alley, south by Wyoming St. 135 feet West by Ponder House Street, half 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 57 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 one fourth 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 hisheirs and assigns forever. And Ido 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 myhand at San Antoniothis 6day of MarchA.D. 1908

Witnesses at Request of Grantor:

Mrs. Minnie Walbaum.

THE STATE OF TEXAS

COUNTY OF BexarBefore Me, P. L. Ripley, a Notary Publicin 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 6thday of MarchA.D. 1908

[SEAL]

P. L. Ripley Notary Public
Bexar Co. Texas.

THE STATE OF TEXAS

COUNTY OF Bexar

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 _____

1908

[SEAL]

Filed for record the 6day of March1908at 4 o'clock P.M., and recorded the 16day of March1908at 8 o'clock P.

M.

By Aug. E. Huppertz

Deputy.

Frank R. Newton

Clerk, County Court, Bexar County, Texas.

THE STATE OF TEXAS

County of Bexar

Know all Men by these Presents:

THAT I, Leopold LohbergCounty of BexarState of Texas

for and in consideration of the sum

of Four thousand DOLLARS,

to me in hand paid by Mrs Minnie Walbaum the receipt of which is hereby acknowledged and other good and valuable considerations as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Mrs Minnie Walbaum of the County of BexarState 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 particularly known as described as follows: Lot 1-2+3 Block 1 Subdivision O. G. 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 Wyoming Street 135 feet East by an 11 ft. 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 Ehas Huberich's 16 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 Walbaum her

heirs and assigns forever.

And

do hereby bind my

heirs, executors and administrators to

WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said

Mrs Minnie Walbaum 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 A.D. 1905

Witnesses at Request of Grantor:

THE STATE OF TEXAS

County of Bexar

BEFORE ME,

R. L. Watkins, a Notary Publicin and for said County and State County, Texas, on this day personally appearedLeopold 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 A.D. 1905

SEAL

R. L. Watkins, Notary Public
Bexar County, 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

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 _____

SEAL

Filed for record the 11th day of Oct. 1905, at 10:20 o'clock P.M., and recorded the 21st day of Oct. 1905, at 5:25 o'clock P.M.By August E. Koppert 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.