

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 18

HDRC CASE NO: 2016-221
ADDRESS: 255 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3856 BLK 2 LOT 26 AND 27
ZONING: RM4 NCD-9
CITY COUNCIL DIST.: 2
APPLICANT: Mary Radicke
OWNER: Ramiro Valdez, Jr
TYPE OF WORK: A citizen request for the HDRC to make a recommendation regarding the significance of the property and its eligibility for designation as a historic landmark

REQUEST:

A citizen request for the HDRC to make a recommendation regarding the significance of the property and its eligibility for designation as a historic landmark.

APPLICABLE CITATIONS:

Sec. 35-606. - Designation Process for Historic Landmarks

(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.

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

(3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

(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;

(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;

(7.) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

(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. A request for review of historic significance for 255 Brahan was submitted to OHP by Mary Radicke.
- b. Consistent with the RID 2014-003, OHP processed the request and scheduled on the HDRC agenda. If the HDRC does not take action to nominate the property for historic designation, the process will end.
- c. The HDRC may concur that the property is eligible for landmark designation without the consent of the property 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 255 Brahan is found to be eligible for historic landmark designation and the property owner does not consent, the HDRC shall direct the Historic Preservation Officer to request a City Council resolution to proceed with the designation.
- d. Consistent with the UDC sec. 35-607(b)(3), the property was purchased by Otto Wahrmund on July 8, 1913 from Susan E. Pfeuffer. Wahrmund served as the president, vice president, and general manager of the San Antonio Brewing Association (Pearl Brewery). Wahrmund's daughter and son-in-law, Charles T. and Jennie Boelhauwe, lived in the home. From 1928 to 1933, Dr. Charles T. Venable lived in the home. Dr. Venable was a leader in the medical field, instrumental in the establishment of the Lee Surgical Hospital, San Antonio Free Clinic, and the local Red Cross chapter. He served as president of the Texas Surgical Society, the Bexar County Medical Society, and the Texas Medical Association.
- e. Consistent with the UDC sec. 35-607(b)(4), the property is associated with Charles T. Boelhauwe, local architect known for his work on the Central Trust Company building (1919) in downtown San Antonio and the Sunken Gardens Theater expansion in 1937. Boelhauwe designed the home and he and his wife Jennie Wahrmund Boelhauwe were its first residents.
- f. Consistent with the UDC sec. 35-607(b)(5), the property is a large double-dormer Craftsman bungalow with folk Victorian influences. The wide roof overhang, exposed rafter tails and triangular knee braces, and gabled dormers are characteristic of the Craftsman style. While some alterations are evident, it retains a high level of integrity.
- g. Consistent with the UDC sec. 35-607(b)(7), the property's location on a double lot at a prominent corner of a broad boulevard with central promenade establishes the home as a distinctive visual feature of the neighborhood.
- h. Consistent with the UDC sec. 35-607(b)(13), the structure is one of the two oldest remaining structures on Brahan Blvd. Two older homes have been demolished, and the Cain House at 320 Brahan appeared in the City Directory in the same year as 255 Brahan, 1916.

RECOMMENDATION:

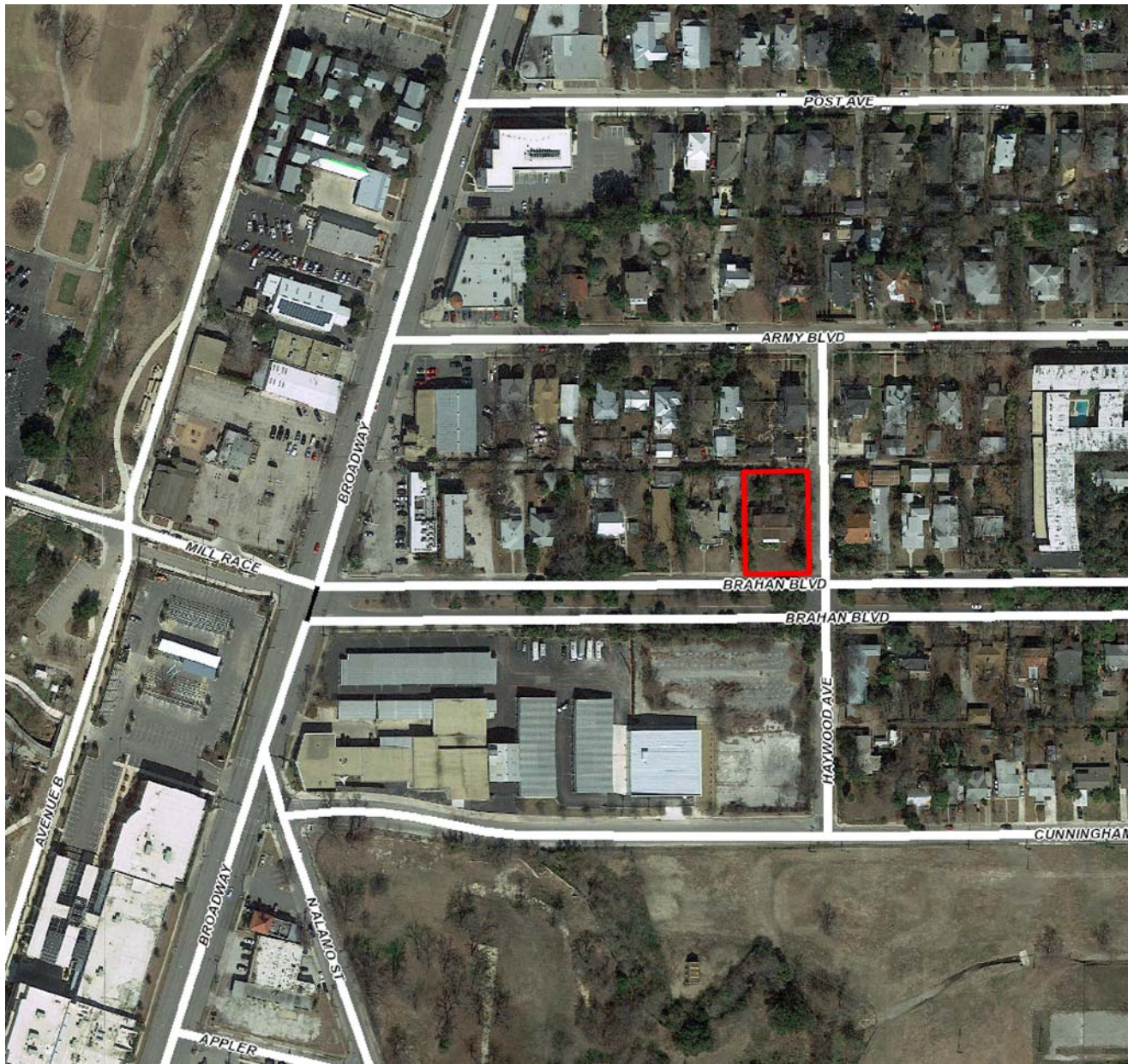
Staff concurs that the property is eligible for designation based on findings d through i. If the HDRC chooses to approve the request, the HDRC will become the applicant for the designation application before City Council. OHP shall process the application on behalf of the HDRC.

CASE COMMENTS:

The property owner submitted a demolition application for 255 Brahan on March 24, 2016.

CASE MANAGER:

Jenny Hay

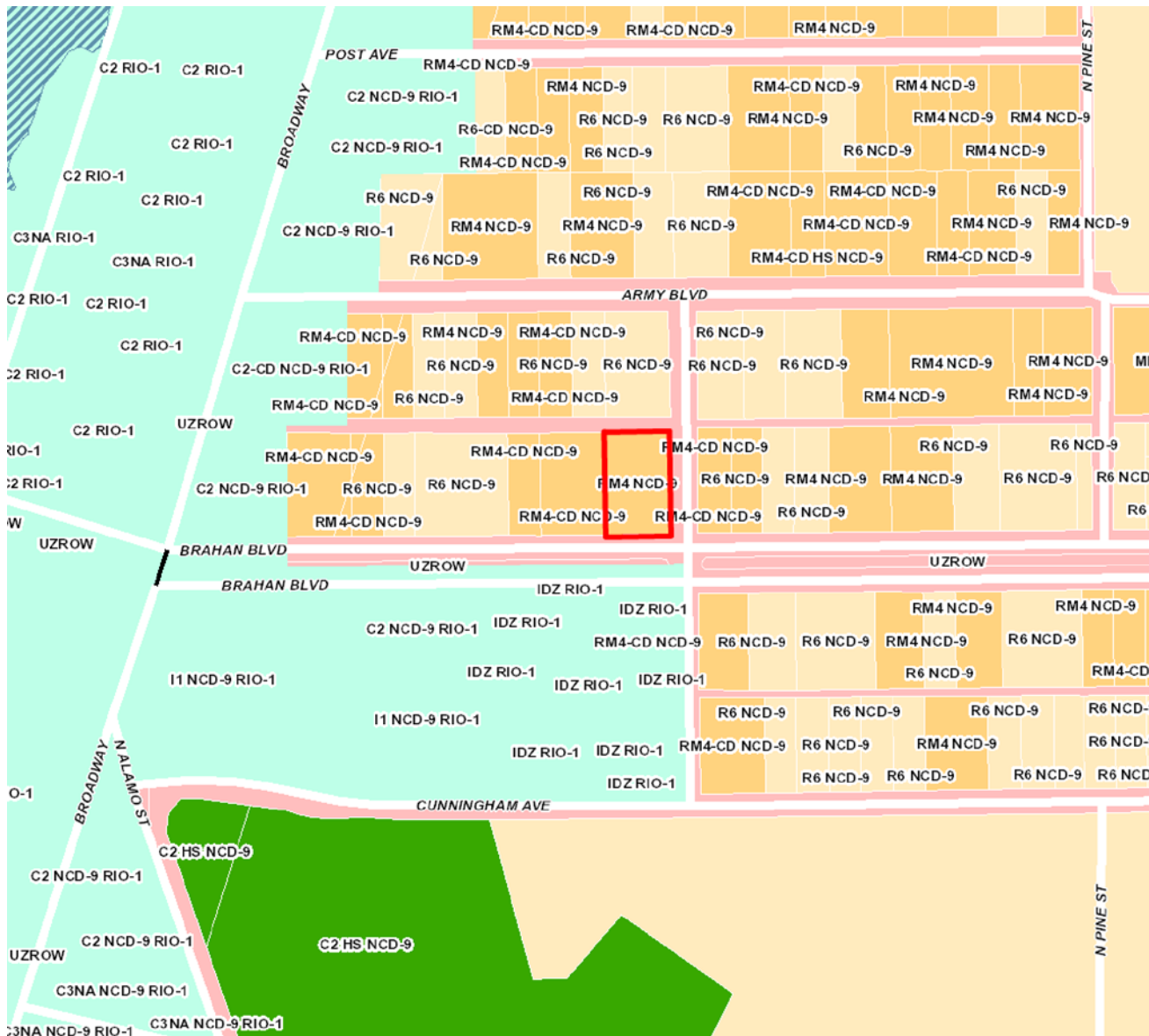


Flex Viewer

Powered by ArcGIS Server

Printed: Jun 03, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 03, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

To Whom It May Concern

May 22, 2016

Ref: 255 Brahan Blvd.
San Antonio, Texas 78215

We, property owners Ramiro and Patricia Valdez, do not want our home listed on a Historical Registry. We have no knowledge of any historical significance about our home or neighborhood. We have lived, owned 255 Brahan for 24 years.

A neighbor with no knowledge about our property filed the paperwork to suit her own agenda.

Our private Property Rights are being violated by this neighborhood association. The association voted on May 02, 2016 for sale and demolition, then a few of them changed their minds and are causing financial, health and stress on us.

Please honor our request and not deem our home a Historical Landmark.

Thank You.

Ramiro and Patricia Valdez

Ramiro and Patricia Valdez
255 Brahan Blvd.
San Antonio, Texas 78215
210-885-1880

Over
correspondence
5/22



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

**Historic and Design Review Commission
Demolition and Designation Committee**

DATE: 4.12.16 HDRC Case# _____

ADDRESS: 255 Brahan Meeting Location: on site

APPLICANT: Eric Runge

DDC Members present: Desiree Salmon, Anne-Marie Grube

Staff present: Jenny Hay

Others present: Craig Beckel, Gini Archer, Barry, Realtors: Suzanne Merick

REQUEST: Demo application - considering eligibility for historic landmark designation

COMMENTS/CONCERNS: 4 additions, probably 1920s, pier + beam under additions, water/termite damage to siding, addition is damaged, original fireplace in main entry room, ^{semi-front too} reaching to basement boiler removed. Stone is just ^{attached to} exterior facade, ^{full} modifications above front entry are evident, potentially original porch columns removed. Main structure is still significant w/ high integrity. Rear structure in terrible shape. Main staircase cut off. Foundation has expected shifting present.

^{Feedback}
COMMITTEE RECOMMENDATION: ☐ APPROVE ☐ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS:

Desiree Cannon
Committee Chair Signature (or representative)

4/12/2016
Date

**255 Brahan Boulevard
Request for Review of Historic Significance**





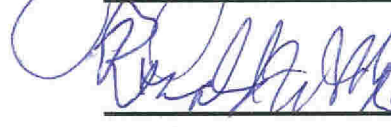

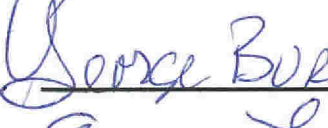
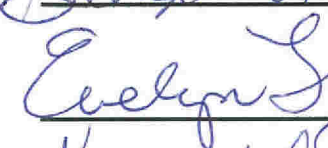
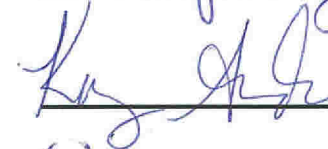
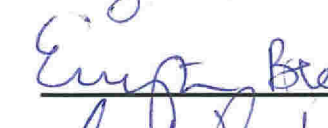
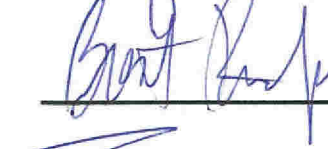
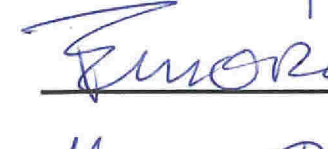
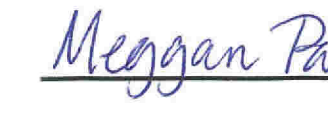
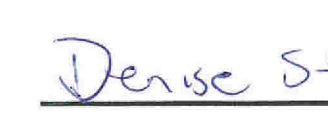
May 12, 2016

Contents

1. Request for Review of Historic Significance
2. Petition
3. Photographs of 255 Brahan Boulevard
4. Statement of Significance
5. Current Ownership Information
6. 36 Square Mile Survey data on 255 Brahan Boulevard

PETITION

We, the undersigned, support the Request for Review of Historic Significance to which this Petition is attached, and oppose the granting of a demolition permit for 255 Brahan Blvd, San Antonio, Texas 78215.

Signature	Printed Name	Address	Email Address
	Carla M. Zainie	316 Brahan Blvd	czainie@sbcglobal.net
	Julie Gibson	321 Brahan Blvd	meralrose@icloud.com
	Rosa M. Lopez	315 Brahan	X
	Katherine Villarreal	302 Army Ave	Katv302@yahoo.com
	GEO. BURNETTE	315 Army Blvd	
	Evelyn Williams	320 Army Blvd.	
	KAY Andrea	335 Army BLVD	
	EIRYTH BRENTON	337 ARMY BLVD.	
	BRENT KNAPP	330 BRAHAN BLVD	
	Emory Michel	322 Brahan Blvd	
	M. Partain	324 Brahan	mpartain2@hotmail.com
	Denise Stallcup	310 Brahan	stallcupc@261.com

PETITION

We, the undersigned, support the Request for Review of Historic Significance to which this Petition is attached, and oppose the granting of a demolition permit for 255 Brahan Blvd, San Antonio, Texas 78215.

Signature

Printed Name

Address

Email Address

Courtney Denton Courtney Denton 239 Army Blvd courtneydenton@gmail.

Joseph Beavo Joseph Beavo 242 Army Blvd jib@prospectives.org
JBRAVO103ATX, PR
Con

PETITION

We, the undersigned, support the Request for Review of Historic Significance to which this Petition is attached, and oppose the granting of a demolition permit for 255 Brahan Blvd, San Antonio, Texas 78215.

Signature

Printed Name

Address

Email Address



Austin Hardy

311 Brahan Blvd

Photographs of 255 Brahan



Front (south) elevation of 255 Brahan Boulevard, showing double gable-end dormers, shingle-style elements, and open balcony.



East elevation of 255 Brahan Boulevard.



West elevation of 255 Brahan Boulevard.



Detail of front elevation of 255 Brahan Boulevard.



Rear (north) elevation of 255 Brahan Boulevard showing poorly constructed additions.

255 Brahan Boulevard

Statement of Significance

The 100-year old home at 255 Brahan Boulevard is historically, architecturally, and culturally significant under the following criteria.

Criterion #3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation. *Unified Development Code of the City of San Antonio*, Art. VI, Sec. 35-607 (b) 3.

The home is believed to have been built ca. 1916. The 1916 City of San Antonio Directory was the first directory in which the address appeared.

¹. At that time, the land was owned by Otto Wahrmond². Wahrmond was one of the founders of the San Antonio Brewing Association (later the Pearl Brewery), served as its vice-president, president, and general manager at various times³, and was continuously involved in the brewery's management and operations from its founding until his death in 1929. He was a Texas Legislator from 1909 to 1919⁴. He had interests in common with Otto Koehler and others in several enterprises in addition to the brewery, including mining and transportation concerns⁵. Wahrmond was, in short, an influential man in the San Antonio community, and in particular in the German-American community of which he was a part. He was closely associated with other prominent German-Americans in San Antonio, both in business and in his personal life, including the Koehler family, the Dielmann family, and others. He was married to Sophie Nimitz, the aunt of Admiral Chester Nimitz. Wahrmond's association with the home as its owner at the time it was built imparts historical significance to it.

In addition, the home at 255 Brahan was owned and occupied by Dr. Charles Scott Venable and his family from 1928 to 1933.⁶ Dr. Venable was a prominent and innovative physician whose influence reached far beyond San Antonio.⁷ He was a founder of the local chapter of the Red Cross, received the Congressional Certificate of Merit for his services to the Army Medical Corps, was responsible for initiating various public health reforms, and served on the boards of numerous medical societies, including as president of the Texas Medical Association. The home's association with Dr. Venable imbues it with additional historical significance.

Criterion #4. It's 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. *Unified Development Code of the City of San Antonio*, Art. VI, Sec. 35-607 (b) 4.

There is ample reason to believe that the home was designed by its first occupant, Charles T. Boelhauwe. Boelhauwe was the son-in-law of the landowner, Otto Wahrmond⁸, and was an architect⁹. He and his wife, Jennie, were the first occupants of the home (see endnote 1). It seems very likely that he designed the home at the request of his father-in-law, and probably directed its construction by his father, who was a local builder. By the time the home was sold to the next owner in 1917, it was clear that Boelhauwe and his wife had, or Wahrmond considered them to have, an ownership interest of some kind in the property, because Boelhauwe and his wife, Jennie, joined the Wahrmonds as grantors on the deed.¹⁰

Boelhauwe, while not of national renown, was a locally well-respected architect who participated in the design of the Central Trust Company (later the South Texas Building, and now a hotel, the Home2 Suites by Hilton, corner of Houston and Navarro in downtown San Antonio)¹¹, and The Sunken Gardens Theater¹², both well-known San Antonio landmarks.

Criterion #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 material. *Unified Development Code of the City of San Antonio*, Art. VI, Sec. 35-607 (b) 5.

The home at 255 Brahan is a large double-dormer craftsman bungalow with folk Victorian and shingle-style Victorian influences. The home reflects elements of the craftsman style, with a wide roof overhang, exposed rafter tails and triangular knee braces, and gabled dormers. While some of its design elements have been changed, and some added, it boasts what is clearly original and very restrained gingerbread gable end ornamentation, typifying the segue from the Victorian style to the craftsman style. (See attached photos). It is characteristic of the unique, individually designed homes built by skilled craftsmen in the first three decades of the 20th century in San Antonio. Although poorly maintained in recent years, and suffering from various poorly constructed additions and modifications, the home has a lovely design with “good bones” that clearly show through (see photos) and remains structurally sound in most respects. It enjoys that San Antonio rarity, a basement, and has a south-facing, open balcony with a view of downtown.

Criterion 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature. *Unified Development Code of the City of San Antonio*, Art. VI, Sec. 35-607 (b) 7.

The home’s location on a double lot at a prominent corner of a broad, esplanaded boulevard in the heart of the Westfort Alliance neighborhood lends it special importance. Its commanding presence, with its open front balcony, sunny front lawn, and shady side yard is a familiar sight to neighborhood residents. It is integral to the character of the neighborhood.

Criterion 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. *Unified Development Code of the City of San Antonio*, Art. VI, Sec. 35-607 (b) 13.

The home is one of the two oldest remaining structures on Brahan Boulevard, and possibly the oldest. Two older homes, the Cunningham residence (that stood where the Westgate Apartments now stand) and the Lapham house (which originally occupied the piece of land where the Westfort Villas are being built) are both now, sadly, gone--demolished in the name of progress many years ago. The Cain house at 320 Brahan (now belonging to and occupied by the Brothers of the Holy Cross) first appeared in the City Directory in 1916,¹³ the same year 255 Brahan first appeared. It has been impossible to determine from the available evidence which home was built first.

While entirely unique, it is at the same time characteristic in style, size and scale, of many of the homes in the tiny Westfort neighborhood

Further, Kim LeBlanc, the surveyor for the City of San Antonio, in its 36 Square Mile Survey conducted in 2005, assessed the home as having all 7 aspects of integrity and of high significance and her assessment became a part of the 36 Square Mile Survey. See pertinent pages of the 36 Square Mile Survey and Integrity Evaluations for West Fort [sic], Area Z, attached.

Conclusion. It is my belief that the destruction of this home would sound the death knell for the integrity of the Westfort neighborhood. The demolition of this home which, although in poor repair is quite clearly salvageable, is counter to the intent of both the Westfort Alliance Neighborhood Plan and the Westfort Neighborhood Conservation District Plan. This home must be saved.

¹ San Antonio City Directory, 1912, 1913, 1914, 1915, 1916.

² Warranty Deed, Susan E. Pfeuffer to Otto Wahrmund, July 8, 1913, Vol. 422 p. 328 of the Deed Records of Bexar County, Texas; Warranty Deed with Vendor's Lien, Otto Wahrmund et al to B.J. Lange et ux, November 27, 1917, Vol. 521 p. 536 of the Deed Records of Bexar County, Texas.

³ Chapter 4, *San Antonio Beer: Alamo City History by the Pint*, Jeremy Banas, Travis E. Poling (American Palate, A Division of The History Press, Charleston, SC 2015); Handbook of Texas Online: Pearl Brewing Company, viewed online May 10, 2016, at <https://tshaonline.org/handbook/online/articles/dipgx>;

⁴ Texas Legislator: Past & Present, viewed online May 10, 2016, at <http://www.lrl.state.tx.us/mobile/memberDisplay.cfm?memberID=2461>

⁵ San Antonio City Directory, 1912, 1913, 1914, 1915, 1916.

⁶ Warranty Deed with V/L, B.J. Lange, et al to C.S. Venable, et al, April 19, 1928, Vol. 1017 p. 607 of the Deed Records of Bexar County, Texas; Warranty Deed, C.S. Venable to Ethel Robinson Venable, January 3, 1933, Vol. 1576, p. 601 of the Deed Records of Bexar County, Texas; San Antonio City Directory, 1929, 1930, 1931, 1932, 1933, 1934.

⁷ The Handbook of Texas Online: Venable, Charles Scott, viewed online May 11, 2016, at <https://tshaonline.org/handbook/online/articles/fve16>

⁸ United States Census, 1920, viewed online May 10, 2016, at http://interactive.ancestry.com/6061/4391968_01143?pid=112838576&backurl=http://search.ancestry.com/cgi-bin/sse.dll?_phsrc=3DYFL754%26_phstart=3DsuccessSource%26usePUBJs%3Dtrue%26gss%3Dangs-g%26new%3D1%26rank%3D1%26msT%3D1%26gsfn%3Dcharles%2520t.%26gsfn_x%3D0%26gsln%3Dboelhauwe%26gsln_x%3D0%26msypn_ftp%3DSan%2520Antonio,%2520Bexar,%2520Texas,%2520USA%26msypn%3D76338%26msypn_PInfo%3D8-%257C0%257C1652393%257C0%257C2%257C3249%257C46%257C0%257C302%257C76338%257C0%257C%26msypn_x%3D1%26msypn_ftp_x%3D1%26MSAV%3D1%26cpxt%3D1%26cp%3D12%26catbucket%3Drstp%26uidh%3Dy0v%26pcat%3DROOT_CATEGORY%26h%3D112838576%26db%3D1920usfedcen%26indiv%3D1%26ml_rpos%3D1&treeid=&personid=&hintid=&usePUB=true&_phsrc=YFL754&_phstart=successSource&usePUBJs=true

⁹ San Antonio City Directory, 1913, p. 441.

¹⁰ Warranty Deed with Vendor's Lien, Otto Wahrmund et al to B.J. Lange et ux, November 27, 1917, Vol. 521 p. 536 of the Deed Records of Bexar County, Texas.

¹¹ San Antonio Architecture: Traditions and Visions, AIA San Antonio, 2007.

¹² The Living New Deal: Sunken Garden Theater Expansion—San Antonio TX, viewed online May 10, 2016, at <https://livingnewdeal.org/projects/sunken-garden-theater-expansion-san-antonio-tx/>

¹³ San Antonio City Directory, 1912-1916.

Current Ownership Information

98- 0200160

GENERAL WARRANTYDEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Bexar

THAT James D. English and Ruth Ann English, a married man and a single woman, each owning, claiming and occupying other property as their respective homestead

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by Ramiro C. Valdez Jr., a married person

whose address is 255 Brahan, San Antonio, TX 78215

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of ninety five thousand nine hundred ninety nine and 99/100ths (\$ 95,999.99) payable to the order of New Horizon

(hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to Tom Cox, 8333 Ridgepoint, Irving, TX 75063

Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

Lots 26 and 27, Block 2, New City Block 3856, Narcissa Place, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 273, Deed and Plat Records of Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed on this the 4th day of November, 1998.

James D. English
James D. English

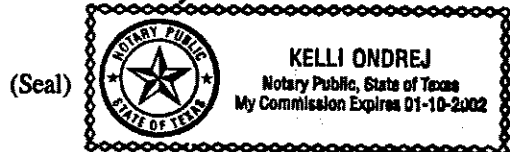
Ruth Ann English
Ruth Ann English

THE STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, a Notary Public, on this day personally appeared ^{K.O.} ~~James D. English~~ and Ruth Ann English

known to me (or proved to me on the oath of _____ or
through DRIVERS LICENSE (description of identity card or other document)) to be the person whose name
is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and
consideration therein expressed.

Given under my hand and seal of this office this 4 day of NOVEMBER, A.D., 1998.



Kelli Ondrej
Notary Public

STATE OF TEXAS
COUNTY OF BEXAR

Before me, a Notary Public, on this day personally appeared JAMES D. ENGLISH,
known to me through drivers license 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 this office this 5th day of November, 1998.

RETURN TO:
Ramiro C. Valdez Jr.
Patricia D. Valdez
255 Brahan
San Antonio, TX 78215



Kelli Ondrej
Notary Public

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 the Official Public Record of Real Property of Bexar County, Texas on:

NOV 16 1998



Gerry Rickhoff

COUNTY CLERK BEXAR COUNTY, TEXAS

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARSON OR PHOTO COPY, DISCOLORED PAPER, ETC.

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

On Nov 10 1998

At 5:03pm

Receipt #: 176424
Recording: 5.00
Doc/Hgmt: 6.00

Doc/Num : 98- 0200160

Deputy -Deborah Greiner

VOL 7707 PG 0626

Bexar CAD

Property Search Results > 153455 VALDEZ RAMIRO C JR for Year 2016

Property

Account

Property ID:	153455	Legal Description:	NCB 3856 BLK 2 LOT 26 AND 27
Geographic ID:	03856-002-0260	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	255 BRAHAN BLVD SAN ANTONIO, TX 78215	Mapsco:	617B1
Neighborhood:	WESTFORT (SA)	Map ID:	
Neighborhood CD:	57095		

Owner

Name:	VALDEZ RAMIRO C JR	Owner ID:	111028
Mailing Address:	1319 FULTON AVE SAN ANTONIO, TX 78201-5113	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$213,100	
(+) Improvement Non-Homesite Value:	+	\$99,270	
(+) Land Homesite Value:	+	\$48,640	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$361,010	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$361,010	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$361,010	

Taxing Jurisdiction

Owner:	VALDEZ RAMIRO C JR
% Ownership:	100.0000000000%
Total Value:	\$361,010

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

06	BEXAR CO RD & FLOOD	0.017000	\$361,010	\$361,010	\$61.37
08	SA RIVER AUTH	0.017290	\$361,010	\$361,010	\$62.42
09	ALAMO COM COLLEGE	0.149150	\$361,010	\$361,010	\$538.44
10	UNIV HEALTH SYSTEM	0.276235	\$361,010	\$361,010	\$997.24
11	BEXAR COUNTY	0.297500	\$361,010	\$361,010	\$1,074.00
21	CITY OF SAN ANTONIO	0.558270	\$361,010	\$361,010	\$2,015.41
57	SAN ANTONIO ISD	1.382600	\$361,010	\$361,010	\$4,991.32
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$361,010	\$361,010	\$0.00
Total Tax Rate:		2.698045			
				Taxes w/Current Exemptions:	\$9,740.20
				Taxes w/o Exemptions:	\$9,740.21

Improvement / Building

Improvement #1: Multi Family 2-4 Units **State Code:** B6 **Living Area:** 3896.0 sqft **Value:** \$263,760

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - WS	WS	1930	2854.0
OP	Attached Open Porch	G - NO		1930	160.0
LA2	Living Area 2nd Level	G - WS		1930	1042.0

Improvement #2: Multi Family 2-4 Units **State Code:** B6 **Living Area:** sqft **Value:** \$20,470

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	G - NO		1930	690.0

Improvement #3: Multi Family 2-4 Units **State Code:** B6 **Living Area:** sqft **Value:** \$2,090

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	G - NO		1985	160.0

Improvement #4: Multi Family 2-4 Units **State Code:** B6 **Living Area:** sqft **Value:** \$26,050

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	A - NO		1930	552.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RQX	R/M Fam not frm QUPLX	0.3811	16600.00	0.00	0.00	\$48,640	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$312,370	\$48,640	0	361,010	\$0	\$361,010
2015	\$265,220	\$48,800	0	314,020	\$0	\$314,020
2014	\$213,190	\$48,800	0	261,990	\$0	\$261,990
2013	\$204,050	\$48,800	0	252,850	\$0	\$252,850
2012	\$210,490	\$48,800	0	259,290	\$0	\$259,290

2011	\$185,530	\$48,800	0	234,330	\$44,308	\$190,022
------	-----------	----------	---	---------	----------	-----------

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/4/1998	Deed	Deed		VALDEZ, RAMIRO C JR	7707	0624	0

2016 data current as of May 9 2016 12:47AM.

2015 and prior year data current as of Apr 8 2016 9:22AM

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: 5/9/2016 12:47 AM

© N. Harris Computer Corporation

36 Square Mile Survey

Area: West Fort Theme: Residential Category: Buildings Date: 2-2005

Resource Name:

Photo ID:

Address:

Year Built:

Current Use/Function: Domestic Commerce, Industrial, Church, Social, Government, Vacant Lot, Other

Historic Use/Function: Domestic Commerce, Industrial, Church, Social, Government, Other

Stories: 1, 1 1/2 2, 2 1/2, 3, 4, 5, 6, 7+

Primary Wall Material: wood, brick stone, stucco, vinyl/aluminum, asbestos, permastone, other

Secondary Wall Material: wood, brick, stone, stucco, vinyl/aluminum, asbestos, permastone, other

Additions: Unknown No Yes

Alterations: Unknown No Yes

rear

doors, awning, etc.

House Style: mission revival

Influence:

Commercial Forms: 1part block, 2-part block, False Front, Box Warehouse, Gable Warehouse, Monitor Warehouse, Quonset Hut, Wing Wall, Strip Center, Neo-Expressionism, New Formalism, Retail Box, Drive-thru, Auto Box, Gas Station, Apartment Building, Apartment Block, Alphabet Apartment, Apartment Complex, Other

Notes:

small apt. building (5 units) per BCAD 03856-002-0240
zoned commercial per BCAD

Resource Name:

Photo ID:

Address:

Year Built:

Current Use/Function: Domestic Commerce, Industrial, Church, Social, Government, Vacant Lot, Other

Historic Use/Function: Domestic Commerce, Industrial, Church, Social, Government, Other

Stories: 1, 1 1/2 2, 3, 4, 5, 6, 7+

Primary Wall Material: wood, brick, stone, stucco, vinyl/aluminum, asbestos, permastone, other

Secondary Wall Material: wood, brick, stone, stucco, vinyl/aluminum, asbestos, permastone, other

Additions: Unknown No Yes

Alterations: Unknown No Yes

rear

columns, rails, windows, door

House Style: Bungalow

Influence: Craftsman

Commercial Forms: 1part block, 2-part block, False Front, Box Warehouse, Gable Warehouse, Monitor Warehouse, Quonset Hut, Wing Wall, Strip Center, Neo-Expressionism, New Formalism, Retail Box, Drive-thru, Auto Box, Gas Station, Apartment Building, Apartment Block, Alphabet Apartment, Apartment Complex, Other

Notes:

Multi-family dwelling per BCAD
Mfd-zoned residential per BCAD

03856-002-0260

Survey By: Kim LeBlanc -- Trinity Univ Intern

Integrity Evaluation

File Code: West Fort

(Area Z)

Address: 251 Brahan				(1915-1930)	
7 aspects of Integrity		Alterations		Within Period of Significance: <input checked="" type="radio"/> Yes <input type="radio"/> No ?	
Design	<input checked="" type="checkbox"/>	Additions	<input checked="" type="checkbox"/>	Comments: <div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;">High</div> Beautiful building - zoned Small apt. building / commercial	
Workmanship	<input checked="" type="checkbox"/>	Massing	<input type="checkbox"/>		
Material	<input checked="" type="checkbox"/>	Scale	<input type="checkbox"/>		
Location	<input checked="" type="checkbox"/>	New Materials	<input type="checkbox"/>		
Setting/Feeling	<input checked="" type="checkbox"/>	New use	<input checked="" type="checkbox"/>		
Association (use)	<input checked="" type="checkbox"/>	Fenestration Chg	<input type="checkbox"/>		
		Ornamental chg	<input checked="" type="checkbox"/>		

Address: 255 Brahan					
7 aspects of Integrity		Alterations		Within Period of Significance: <input checked="" type="radio"/> Yes <input type="radio"/> No	
Design	<input checked="" type="checkbox"/>	Additions	<input checked="" type="checkbox"/>	Comments: <div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;">High</div> N	
Workmanship	<input checked="" type="checkbox"/>	Massing	<input type="checkbox"/>		
Material	<input checked="" type="checkbox"/>	Scale	<input type="checkbox"/>		
Location	<input checked="" type="checkbox"/>	New Materials	<input checked="" type="checkbox"/>		
Setting/Feeling	<input checked="" type="checkbox"/>	New use	<input type="checkbox"/>		
Association (use)	<input checked="" type="checkbox"/>	Fenestration Chg	<input checked="" type="checkbox"/>		
		Ornamental Chg	<input checked="" type="checkbox"/>		

Evaluator: Kim LeBlanc

Date: Spring 2005