

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-129
ADDRESS: 309 E EVERGREEN ST (311 E EVERGREEN)
LEGAL DESCRIPTION: NCB 392 BLK 30 LOT W 50.06 FT OF 9
ZONING: RM-4
CITY COUNCIL DIST.: 1
APPLICANT: Frederica Kushner, Tobin Hill Community Association
OWNER: Evergreen Street Holdings LLC
TYPE OF WORK: A request for review by the HDRC regarding eligibility of the property located at 311 E Evergreen for landmark designation.

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 311 E Evergreen for landmark designation.

APPLICABLE CITATIONS:

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

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of

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

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.
 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;**
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 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. On February 6, 2019, a demolition application was submitted to the Office of Historic Preservation by the property owner of the commercial structure at 311 E Evergreen, located in the Tobin Hill neighborhood of District 1. OHP staff researched the property to determine eligibility and contacted the Tobin Hill Community Association and other neighborhood stakeholders during the 30-day review period provided by UDC 35-455.
- b. On March 7, 2019, Frederica Kushner submitted a request for review of historic significance of the structure at 311 E Evergreen on behalf of the Tobin Hill Community Association.
- c. **HISTORIC CONTEXT:** The structure at 311 E Evergreen is a two-story multi-unit Craftsman home with Neoclassical influences built c. 1912. It is located in the Tobin Hill neighborhood of District 1. Evergreen Street Holdings LLC is the current owner. Tobin Hill is located just north of downtown San Antonio; Craftsman Style dominates the district, but Tobin Hill also features Classical Revival and Tudor Revival styles. The dominant building material for residences in the area is wood, and residences range in size from simple bungalows to large two-and-a-half story homes. The land on which the subject structure sits was purchased by Frank Allen in April 1910; the structure first appears as 309 and 311 E Evergreen in the 1912 city directory. The structure was designed as a multi-family structure, and its first residents were Clayton and Myra Scott (in 309) and Arthur R. and Florence Wood (in 311). The longest residents were William Henry Stinson and his daughter Pearl, who lived there from 1927 to at least 1954. 311 E Evergreen is also recognized locally as a culturally significant space. The applicant gathered oral histories and supporting documentation about the structure's use as a performance and recording space starting in the mid-1990s and through January 2019. Known colloquially as That Place Off Evergreen, the house was used as an all-ages, donations-based venue for music, art shows, recording sessions, dances, potluck, and other gatherings for the city's arts and music scene.
- d. **SITE CONTEXT:** The block is bordered to the south by E Evergreen St, the east by Paschal St, the north by E Park Ave, and the west by McCullough Ave. The subject structure is located two lots east of the northeast corner of McCullough Ave and E Evergreen St. The 2003-2004 survey effort in Tobin Hill identified this block as eligible for designation as a local historic district. The primary façade faces south toward E Evergreen, separated from the street by paved setback exceeding 30 feet. The structure's front parking lot shares an apron with 307 E Evergreen. The parking lot is separated from the sidewalk by a concrete curb roughly 8-10" tall; a grass easement separates the sidewalk and concrete street curb.
- a. **ARCHITECTURAL DESCRIPTION:** The structure is clad in white painted clapboard siding with wood trim and a massive side-gable standing-seam metal roof with wide eaves and visible rafters. Two wide courses of wood run the exterior of the house below the first- and second-story windows. The side gables have vertical half-timbering. Original windows have been replaced by aluminum-sash windows, many with false divided lites. The primary

façade is dominated by a projecting center gable atop a two-story porch with square wrought-iron columns at the front corners. The second-porch retains its original Craftsman-style pilasters with decorative stickwork

Character-defining features of 311 E Evergreen include:

- Clapboard siding
 - Standing-seam metal roof
 - Half-timbered gables
 - False (wood) elliptical window, decorative brackets, and half-timber design in projecting center gable on primary façade
 - Two-story porch with columns surrounding a central front door
 - Second-floor patio pilasters that retain the original porch column design
- b. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
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 structure is an example of a Craftsman residence with Neoclassical influences and details typical of the styles.
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure was built c. 1910 and retains much of its historic details and fabric.
 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 played an important role for more than 20 years in the recent history of San Antonio's art and music scene.
 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 is located in a neighborhood identified by staff as eligible for designation as a local historic district. Were the neighborhood to pursue designation, the structure would be considered contributing.
- c. 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.
- d. 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.
- e. 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 and Design Review Commission should recommend approval for the landmark designation of 311 E Evergreen St to the Zoning Commission and to the City Council based on findings a through f.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



April 11, 2019

1:1,000

drawGraphics_poly



User drawn polygons

CoSA Addresses



Community Service Centers



Pre-K Sites



CoSA Parcels

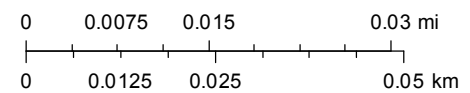
BCAD Parcels



Recorded Plats



Preliminary Plats



CoSA



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 309 E Evergreen, a.k.a. 311 E Evergreen

1. Application Details

Applicant: Frederica Kushner, Tobin Hill Community Association

Type: Request for Review of Historic Significance

Date Received: 7 March 2019

2. Findings

The structure at 311 E Evergreen is a two-story multi-unit Craftsman home with Neoclassical influences built c. 1912. It is located in the Tobin Hill neighborhood of District 1. Evergreen Street Holdings LLC is the current owner.

Tobin Hill is located just north of downtown San Antonio. It is bordered to the north by Monte Vista and Trinity University, to the west by San Pedro Avenue and San Antonio College, to the east by Highway 281 and Pearl Brewery, and to the south by Interstate 35 and the River North District. The 2003-2004 survey effort in Tobin Hill identified this block as eligible for designation as a local historic district.

The land was originally settled in the eighteenth century as an agricultural community. The area was originally known as the Old Main Association, when the Maverick family, Gillum & Yongue, and other large landholders began buying up the land. The area took on the name Tobin Hill in honor of William G. Tobin and his family who built seven homes during the 1880s and 1890s; unfortunately none of the Tobin homes survive today. The Craftsman Style dominates the district, but Tobin Hill also features Classical Revival and Tudor Revival styles. The dominant building material for residences in the area is wood, and residences range in size from simple bungalows to large two-and-a-half story homes. There is a natural gentle sloping of the terrain in a downward easterly direction that necessitates retaining walls for some residential yards.¹

The area now known as Tobin Hill was undeveloped agricultural land through the 19th century. The city auctioned off the land to Adolf Nauendorff in 1858; in 1861, Nauendorff sold 20 acres to W.A. Menger, which included the land on which 307 E Evergreen sits.² W.A. Menger and his heirs owned the land until the end of the 19th century and subdivided it in 1890.³ The land on which the subject structure sits was purchased by Frank Allen in April 1910;⁴ the structure first appears as 309 and 311 E Evergreen in the 1912 city directory.⁵ The structure was designed as a multi-family structure,⁶ and its first residents were Clayton and Myra Scott (in 309) and Arthur R. and Florence Wood (in 311). The Scotts stayed through 1916; the Woods moved out c. 1918. The structure was subsequently home to a number of residents in fairly quick succession.

¹ Kennedy, Mary Margaret et al. "Tobin Hill and the City of San Antonio Historic Design Guidelines and Standards for Site Elements." 13 December 2012. (Accessed from Office of Historic Preservation historic district files.)

² Bexar County Deed Books, Volume R2, page 59, Volume S2, page 136, and Volume 2, page 515, Clerk's Office Official Records (database online), accessed 28 February 2019, <http://bexar.tx.publicsearch.us/>.

³ Bexar County Deed Books, Volume 82, page 622, Clerk's Office Official Records (database online), accessed 28 February 2019, <http://bexar.tx.publicsearch.us/>.

⁴ Bexar County: Official Records Search. Record #3156: Release of Deed of Trust. West Tex. Bank & Trust Co to Frank Allen, 20 April 1910.

⁵ City Directory: San Antonio, Texas, 1912, p. 192.

⁶ Sanborn Fire Insurance Maps: San Antonio, Texas. 1912, sheet 211.



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The longest residents were William Henry Stinson and his daughter Pearl, who lived there from 1927 to at least 1954.⁷

311 E Evergreen is also recognized locally as a culturally significant space. The applicant gathered oral histories and supporting documentation about the structure's use as a performance and recording space starting in the mid-1990s and through January 2019. Known colloquially as That Place Off Evergreen, the house was used as an all-ages, donations-based venue for music, art shows, recording sessions, dances, potluck, and other gatherings for the city's arts and music scene. As the applicant shares in her Statement of Significance, submitted as part of her request for review of historic significance, "311 E. Evergreen had an open-door attitude that was organized around finding connections and similarities across social differences and breaking down the barriers between artist and audience."⁸

There have been a number of alterations to the structure since it was built. Historic wood windows were replaced with aluminum-sash windows. Columns on the primary façade that staff would expect to be wood and run from grade to the ceiling of the second-floor patio have been replaced with more modern wrought-iron columns, though two examples of the original square columns have been maintained as pilasters on the second-floor porch. Windows on the second floor of the east side of the building have been infilled with clapboard. The rear of the building has clear modifications as well: there are modern French doors on the rear of the first floor, and an upstairs window was infilled to accommodate an air conditioning unit. The rear porch has also likely been modified over the years and has a steel staircase where staff would expect to see wood. Some clapboard has been replaced with wider siding on the rear of the structure. Architectural details one associates with the Craftsman style (half timbering in gables, visible rafter tails, wide eaves, a clipped rear gable) and the Neoclassical style (pediment over a two-story porch, columns around a central primary entrance) are still intact.

3. Architectural Description

The structure at 311 E Evergreen is a two-story multi-unit Craftsman home with Neoclassical influences built c. 1912. The block is bordered to the south by E Evergreen St, the east by Paschal St, the north by E Park Ave, and the west by McCullough Ave. The subject structure is located two lots east of the northeast corner of McCullough Ave and E Evergreen St. The primary façade faces south toward E Evergreen, separated from the street by paved setback exceeding 30 feet. The structure's front parking lot shares an apron with 307 E Evergreen. The parking lot is separated from the sidewalk by a concrete curb roughly 8-10" tall; a grass easement separates the sidewalk and concrete street curb.

The structure is clad in white painted clapboard siding with wood trim and a massive side-gable standing-seam metal roof with wide eaves and visible rafters. Two wide courses of wood run the exterior of the house below the first- and second-story windows. The side gables have vertical half-timbering. Original windows have been replaced by aluminum-sash windows, many with false divided lites.

The primary façade is dominated by a projecting center gable atop a two-story porch with square wrought-iron columns at the front corners. The second-porch retains its original Craftsman-style pilasters with decorative stickwork; the pilasters have been removed from the first floor, leaving a discernable space in the

⁷ City Directory: San Antonio, Texas, 1927, p. 1271; 1954, p. 819.

⁸ Kushner, Frederica. Statement of Significance: 311 E Evergreen. Submitted to the Office of Historic Preservation 7 March 2019, p. 3-4.



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trim. The gable has a false (wood) elliptical window at center surrounded by vertical half-timbering; there are decorative braces below the eaves. The first floor has a central door, while the second-story porch has a pair of French doors. The second story is accessed via a door at the southwest corner of this façade. A pair of ganged windows is found on each side of the central porch on both stories.

The first floor of the east façade has two pairs of ganged windows with a single one-over-one window right of center. Ganged windows on the second floor were infilled and now have clapboard siding below the top trim; the single one-over-one window right of center on this floor is painted to match the siding.

The south façade and rear of the structure has an off-center clipped gable over a two-story wood porch. Each floor has a single window on the east half of the façade. The first floor has modern double doors leading from the interior to the porch; clapboard to the right of these doors has been replaced by wider wood siding. A single door leads from the interior to the second-floor porch; the windows to the left and right of this door are infilled. A large steel staircase attaches to the west side of the porch.

The west façade has two one-over-one windows toward the north side of the elevation. A window toward the southwest corner of the façade and another window near the middle provide light to the interior staircase. The second floor has a window toward each end with a smaller window left of center.

Character-defining features of 311 E Evergreen include:

- Clapboard siding
- Standing-seam metal roof
- Half-timbered gables
- False (wood) elliptical window, decorative brackets, and half-timber design in projecting center gable on primary façade
- Two-story porch with columns surrounding a central front door
- Second-floor patio pilasters that retain the original porch column design

4. Landmark Criteria

The property meets the following criterion under UDC 35-607(b):

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 structure is an example of a Craftsman residence with Neoclassical influences and details typical of the styles.
8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure was built c. 1910 and retains much of its historic details and fabric.
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 played an important role for more than 20 years in the recent history of San Antonio's art and music scene.
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 is located in a neighborhood identified by staff as eligible for designation as a local historic district. Were the neighborhood to pursue designation, the structure would be considered contributing.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 311 E Evergreen meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 311 E Evergreen. Further research may reveal additional significance associated with this property.



South/primary façade.



East façade.

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North façade.



West façade.

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309/311 E. Evergreen Request for Review of Historic Significance Documents:

Request form

Photographs

Statement of Significance

Deeds (2)

BCAD page

Sanborn maps (2)

Original Plat Map

One Stop Map (Zoning)

Letters (2)

Social Media Comments

311 Evergreen - front



311 Evergreen - east side



311 Evergreen - west side



311 Evergreen - back

Statement of Significance Summary Paragraph

The Stinson House/That Place Off Evergreen (311 E. Evergreen St) is located in the neighborhood of Tobin Hill on Lot 9, Block 30, New City Block 392 in the city of San Antonio, TX. The multiple-apartment residence is located on the north side of Evergreen Street, across from the Metropolitan Methodist Hospital to the south, and adjacent to the historic Cole House (307 E. Evergreen Street) on the west and the Tobin Hill Historic District on the north. Originally part of a large tract of land owned by the Menger family from 1861 to 1899, the lot was subdivided near the turn of the 20th century, and the house was built in 1910 by Frank Allen. The house at 311 E. Evergreen was constructed as a multiple-residence apartment building from the beginning and remained so for its entire history. The longest tenants, who were also owners, were William Henry Stinson and his daughter Pearl Stinson, who resided there from 1926 to 1955. Later important tenants were the mostly anonymous individuals who, between 1995 and 2019, opened their doors to neighborhood artists and musicians and transformed their apartment spaces into a grassroots performance and recording venue that became known locally as “That Place Off Evergreen.” Since the time of its construction, the Stinson House has been subject to very little alteration or addition, preserving its condition much as it was while the Stinson family lived there. The historic building represents an important part of San Antonio's cultural heritage for over a century, and it is eligible for designation as a historic landmark by meeting the following criteria for evaluation under Sec. 35-607: 1) its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 2) its value as a visible or archeological reminder of the cultural heritage of the community, or national event; and 3) its 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. Beyond meeting these individual criteria, the Stinson House, like its neighbor the Cole House, should be considered for inclusion within the adjacent Tobin Hill Historic District, because it possesses the same characteristics and integrity as neighboring houses already within the district. Furthermore, there is widespread public support to preserve this building within Tobin Hill, the city of San Antonio, and on social media, and even interest in reinvesting in its revival as an artistic and educational community space.

Narrative Statement of Significance

1. Historical, architectural, or cultural integrity of location, design, materials, and workmanship [Sec. 35-607. (b) 8.]

The lot on which the Stinson House stands was undeveloped agricultural land through the 19th century. The City of San Antonio sold the land at Public Auction to Adolf Nauendorff in 1858, and in 1861 Nauendorff sold twenty acres to W.A. Menger, land that included large portions of Blocks 20 and 30.¹ W.A. Menger and his heirs held on to the land until the end of the 19th century, subdividing it into smaller lots in 1890.² Between 1900 and 1910, Lot 9 passed hands through four different short-term owners, until Frank Allen purchased the property in April 1910 and had the house built at 311 E. Evergreen Street (which also included the address 309).³ Allen himself sold the property soon after purchasing it, making it possible that another owner was responsible for the actual completion of the

1 Bexar County Deed Books, Volume R2, page 59, Volume S2, page 136, and Volume 2, page 515, Clerk's Office Official Records (database online), accessed 28 February 2019, <http://bexar.tx.publicsearch.us/>.

2 Bexar County Deed Books, Volume 82, page 622, Clerk's Office Official Records.

3 Bexar County Deed Books, Volume 167, page 559, Volume 235, page 169, Volume 258, page 50, and Volume 295, page 115, Clerk's Office Official Records.

construction that year.⁴ The 1911 and 1912 Sanborn Fire Insurance maps show the house at 311 E. Evergreen Street nearly exactly as it still appears today: a two-story, multiple-residence dwelling with two second-story porches, one on the south facade and one on the rear north elevation.⁵ The property passed hands three times during 1910, with the final purchaser being salesman Clayton S. Scott and his wife Myra Scott.⁶ The Scotts settled in as the first residents in apartment 309, while Arthur R. and Florence Wood moved in as the first residents in apartment 311. The Scotts lived on-site through 1916, then moved out and continued to own the building until 1919, when they sold it to the West End Lumber Company, who would presumably manage it as a rental property.⁷

San Antonio City Directories indicate that there were at least 34 distinct tenants/families who lived at 309-311 E. Evergreen from 1910 through 1965. The details in the directories showcase a cross-section of professions and personalities who made this urban neighborhood home during the majority of the twentieth century: salesmen, insurance agents, foremen, engineers, accountants, manufacturers, city workers, a postal clerk, a cook, and a court reporter, to name several. The longest continuous resident was William H. Stinson and family, who owned and lived at the property from 1926 to 1955 at the 311 address. It was during the Stinson period that the only notable changes were made to the building, in 1948, when they subdivided the rear interior to accommodate a new apartment, numbered 309 ½.⁸ Research to date has yielded only a little personal information about William H. Stinson, but his daughter is recorded as having been active in local church activities, volunteering and supporting mission work.⁹ William Stinson died in 1954 and Pearl Stinson passed away soon after in 1955. The Stinson Estate sold the building to cook Natalia P. Cortez in 1955, and she lived there at the 311 address until 1962, when she sold the building to Lester J. Ferguson, who had two years earlier purchased the neighboring Cole House at 307 E. Evergreen.¹⁰ Both buildings have remained under the ownership of the Ferguson family and their trusts and companies since, and the Stinson House continued as a multiple-apartment rental unit. It is still currently classified by the Bexar County Tax Assessor as "Small Apts."¹¹

The Stinson House is an intact example of an early twentieth-century multiple-apartment residential house, with Craftsman and Colonial Revival stylistic and decorative elements preserved. Throughout Tobin Hill, these early apartment buildings are disappearing due to neglect and/or demolition, even though they are unique and long contributed to the diverse residential and urban character of the neighborhood. Single-family dwellings, modern apartment complexes, and new condominiums and townhouses are quickly outnumbering this type of building and concealing the role it played historically and architecturally. There have been only minor alterations to the Stinson House, to accommodate more individual apartments after the mid-twentieth century. The building maintains its

4 Bexar County Deed Books, Volume 338, page 6, Clerk's Office Official Records.

5 Sanborn Fire Insurance Maps for San Antonio, 1885-1951 (microfilm), San Antonio Conservation Society Library, San Antonio, TX.

6 Bexar County Deed Books, Volume 338, page 6, Volume 333, page 535, and Volume 332, page 346, Clerk's Office Official Records.

7 City of San Antonio, City Directories, 1877-1970 (microfilm), San Antonio Conservation Society Library, San Antonio, TX.

8 *Ibid.*

9 San Antonio Express (newspaper): 2 April 1939; San Antonio Light (newspaper): regular entries in 1944, 1951, and 1952.

10 City of San Antonio, City Directories, 1877-1970; Bexar County Deed Books, Volume 3683, page 494, and Volume 4785, page 83, Clerk's Office Official Records.

11 City of San Antonio, City Directories, 1877-1970; Bexar Appraisal District, Property Search (online GIS database), accessed 25 February 2019, <http://www.bcad.org/clientdb/?cid=1>.

architectural integrity from its original 1910 construction, which is closely contemporary with its immediate neighbor, the Cole House at 307 E. Evergreen. It is noteworthy that the property is immediately adjacent to the boundary of the Tobin Hill Historic District, and that this house possesses the same characteristics and integrity as those within the District nearby, in addition to specific significance discussed elsewhere in this application.

2. Value as a visible or archeological reminder of the cultural heritage of the community, or national event [Sec. 35-607. (b) 1.]

In addition to its historic early twentieth-century architecture, the Stinson House has also attained local significance *within* the last fifty years in the areas of performing arts and entertainment/recreation, having value as a reminder of San Antonio's culture of independent music, art, and performance. Beginning circa 1995 and continuing until January 2019, 311 E. Evergreen Street was regularly used as an all-ages, donations-only venue for live music, art showings, recording sessions, dances, potlucks, and social gatherings for the city's arts/music scene. The house eventually became known colloquially as "That Place Off Evergreen."¹² The Tobin Hill location between Main Street and St. Mary's Street, two of the most important corridors for San Antonio's nightlife, added with the accessible parking on-site and nearby, made That Place Off Evergreen a popular attraction for those already inside the arts community as well as newcomers who were in the area for shows elsewhere in the neighborhood. The layout of multiple apartments made the Stinson House suitable for performing arts: the first floor has plenty of space for full band rehearsals, dance, and art lessons, along with separate rooms for smaller performances or creative sessions. Above this, the space was setup as a recording studio where numerous bands and artists recorded their original material.¹³

Unlike a formal art gallery or auditorium, which hosts vetted, fine artists, 311 E. Evergreen had an open-door attitude that was organized around finding connections and similarities across social differences and breaking down the barriers between artist and audience. This is a central ethos to the non-commercial, "indie" movements in art and music that are too often overlooked for the influence they have had on the development of both niche and mainstream American tastes, cultural identity, and activism since the 1960s. Such grassroots movements are often especially important at a local level for cities, that due to size, demographics, geographic isolation, or proximity to more prominent cultural centers, may have been originally under-appreciated by outsiders for their contributions to the arts and American culture – cities like Athens, GA; Seattle, WA; Asheville, NC; and possibly in its own way, San Antonio, TX.¹⁴ While it is obviously true that bars and small clubs play a key role in the development of local music scenes, private houses that foster unofficial events do not advertise or keep records of their activities and are often forgotten, even if their role was also important. In the case of the Stinson House, there is ample evidence of the community's memory of the place and their support for saving it, in an outpouring of social media posts, many of which are attached to this application.¹⁵

One past denizen of 311 E. Evergreen, Ryan D'Herde, provided valuable information in conversation,

12 That Place Off Evergreen: Performance Art Theatre (Facebook page), accessed 3 March 2019, <http://www.facebook.com/pages/That-place-off-Evergreen/192164954136661>; That Place Off Evergreen: venue listing (web page), accessed 3 March 2019, <http://www.sacurrent.com/sanantonio/that-place-off-evergreen/Location?oid=2319050>.

13 Ryan D'Herde, Personal communication, 4-5 March 2019.

14 Michael Azerrad, *Our Band Could Be Your Life: Scenes from the American Indie Underground, 1981-1991*, New York: Back Bay Books / Little, Brown and Company, 2002.

15 Tobin Hill Community Association (Facebook page), accessed 4 March 2019, <http://www.facebook.com/tobinhillsa/>.

and his letter of support is also attached.¹⁶ D'Herde is an artistic development consultant, studio owner, and entrepreneur from San Antonio, now based in New York with his production and public relations company, D'Herde East.¹⁷ D'Herde refers to That Place Off Evergreen as a "special place" where he learned about production and events management, an experience that was "instrumental" to his successful career. He states that this is true for many other artistic professionals who had connections to the Stinson House during its time as a venue and studio, a list that includes singer Jennifer Peña¹⁸, bands Femina-X¹⁹ and Nothing More²⁰, music education organization San Antonio Sound Garden²¹, and sculptor Alexander Comminos²². D'Herde believes that the house, if recognized and preserved, has potential for future use as a multidisciplinary arts and education center, and is himself interested in devoting resources towards that revitalization.²³ While these possibilities for the house's future are intriguing, it is clear that one important and unique component of the house's past is its nearly 25-year association with fostering San Antonio's vibrant artistic community, and as such it is a visible reminder of that cultural heritage, especially to the many who were involved.

3. 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. [Sec. 35-607. (b) 13.]

The Stinson House at 311 E. Evergreen Street is immediately adjacent to the Tobin Hill Historic District to the north and the historic, but yet unrecognized Cole House (307 E. Evergreen Street) to the west. It was built at the same time as the Cole House, and the original deeds for the two houses even stipulate an agreement about the driveway between the two because their construction was contemporary.²⁴ Like the Cole House, the Stinson House is a good, representative example of early twentieth-century domestic architecture that retains integrity and possesses its own specific historic and cultural associations, discussed above. Both houses have experienced few alterations or intrusions, and both are similar in character and plan to the neighboring properties that are within the Historic District, yet they are currently not included within its boundaries. While the Cole House is potentially eligible on its own for inclusion on the National Register of Historic Places, the Stinson House meets other criteria for historic significance that should qualify it for inclusion in the Tobin Hill Historic District as defined by the City of San Antonio. Many if not most of the houses currently included do not meet criteria for individual National Register listing, but taken together do indeed represent a distinctive and locally significant set. The pair of Lots 8 and 9, where the Cole and Stinson Houses stand, have a geographic and architectural relationship to one another and to the Tobin Hill Historic District.²⁵

16 Ryan D' Herde, "311 Evergreen (Letter)," 5 March 2019.

17 D'Herde East (website), accessed 4 March 2019, <http://www.dherdeeast.com/>.

18 Jennifer Peña Fanpage (Facebook page), accessed 5 March 2019, <http://www.facebook.com/jenniferpenafan/>.

19 Femina-X (website), accessed 5 March 2019, <http://www.femina-x.com/>.

20 Nothing More (website), accessed 5 March 2019, <http://nothingmore.net>.

21 SASG (website), accessed 5 March 2019, <http://www.sasoundgarden.org/>.

22 Comminos Studio and Gallery, accessed 5 March 2019, <http://www.alexcomminos.com/biography.html>.

23 Ryan D'Herde, Personal communication, 4-5 March 2019.

24 Bexar County Deed Books, Volume 390, page 361, Clerk's Office Official Records.

25 Tobin Hill (web page), accessed 2 March 2019, <http://www.sanantonio.gov/historic/historicsites/Surveys/tobinhill>.

Therefore, to prevent difficulties hereafter, and to correct the mistake found in the Original Deed, it is appropriate that the following information be hereby corrected:

The property description in the original deed was incorrectly identified, and was intended by the grantors and grantee thereunder to be, and shall henceforth be identified as:

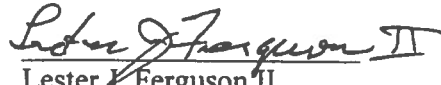
"Lot Nine (9), (Save and Except Six (6) feet off of the East end thereof), Block Thirty (30), New City Block Three Hundred Ninety-Two (392), situated within the corporate limits of the City of San Antonio, Bexar County, Texas."

This is a correction deed, given and accepted as such in substitution for the original instrument, and it shall be effectual as of and retroactive to the date of the original instrument. However, except as herein corrected, the original instrument shall remain in full force and effect.

[Signature Page Follows]

[Signature Page to Correction Deed]

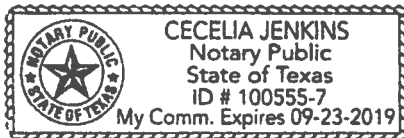
Dated this 18th day of January, 2019.

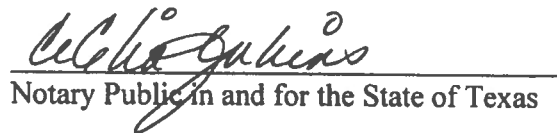


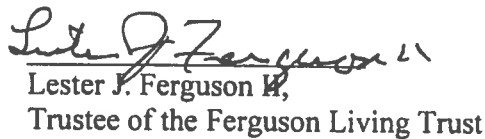
Lester J. Ferguson II,
Heir-at-law of Lester J. Ferguson and
Thelma M. Ferguson

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 18th day of January, 2019, by Lester J. Ferguson II.

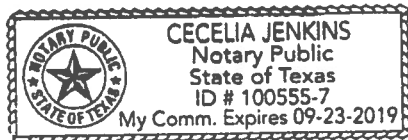


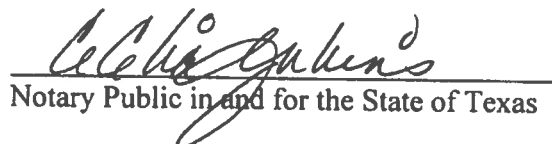

Notary Public in and for the State of Texas


Lester J. Ferguson II,
Trustee of the Ferguson Living Trust

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 18th day of January, 2019, by Lester J. Ferguson II.




Notary Public in and for the State of Texas



VG-35-2019-20190010769

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190010769
Recorded Date: January 18, 2019
Recorded Time: 4:38 PM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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 this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
1/18/2019 4:38 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

2301827

General Warranty Deed

THE STATE OF TEXAS

COUNTY OF BEXAR

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That Lester J. Ferguson and Thelma M. Ferguson of Bexar County, Texas for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have Granted, Transferred and Conveyed and by these presents do Grant, Transfer and Convey unto The Ferguson Living Trust of Bexar County, Texas, all of the following described real property:

Lot 8, Block 30, New City Block 392, in the City of San Antonio, Bexar County, Texas. This is the same parcel that was transferred by LaVerne Greeson as Executrix of the Estate of Pearl Stinson to Lester J. Ferguson by a certain deed recorded on July 6, 1960 with the Bexar County Clerk, also known as 309 E. Evergreen, 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 Grantee and its assigns forever; and we do hereby bind our heirs, executors, and administrators to Warrant and Forever Defend all and singular the said premises unto said Grantee and its assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed on August 12, 1992.


Thelma M. Ferguson, Grantor


Lester J. Ferguson, Grantor

08-18-92 0739523 0283099

\$5.00 Y 001 10002

VOL 54 | 7 PAGE 1256

Bexar CAD

Property Search Results > 103682 FERGUSON L J for Year 2018

Tax Year: 2018

Property

Account

Property ID:	103682	Legal Description:	NCB 392 BLK 30 LOT W 50.06 FT OF 9
Geographic ID:	00392-030-0090	Zoning:	RM-4
Type:	Real	Agent Code:	60585
Property Use Code:	805		
Property Use Description:	SMALL APTS 4 TO 10 UNIT		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	311 E EVERGREEN ST SAN ANTONIO, TX 78212	Mapsco:	616E2
Neighborhood:	NBHD code10331	Map ID:	
Neighborhood CD:	10331		

Owner

Name:	FERGUSON L J	Owner ID:	71989
Mailing Address:	104 CANTERBURY HILL ST SAN ANTONIO, TX 78209-5422	% Ownership:	100.0000000000%
		Exemptions:	

Values

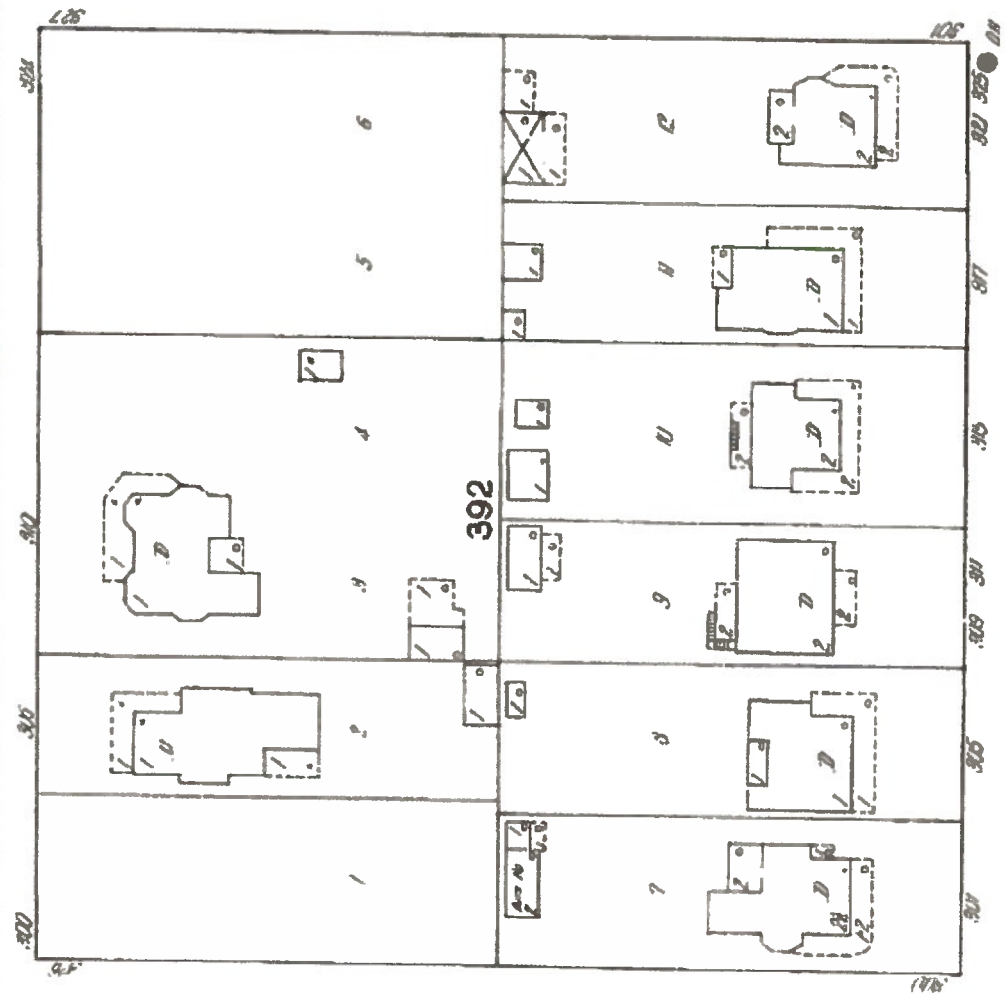
(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$103,240	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$81,760	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$185,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$185,000	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$185,000	

Taxing Jurisdiction

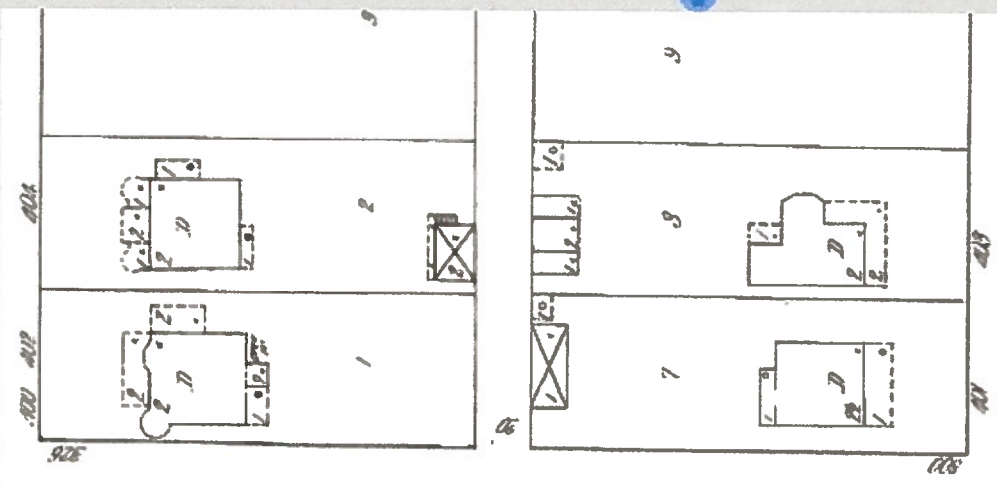
Sanborn 1912



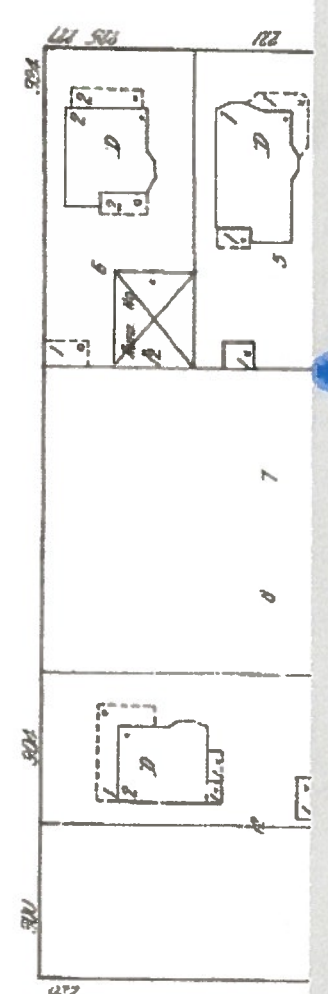
AV. CULLOUGH M^{rs} UNCRIMINATED



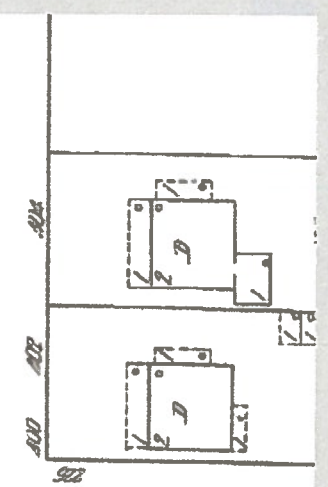
PASCHAL UNCRIMINATED



103 E. EVERGREEN



UNCRIMINATED



Sanborn 1911-1950

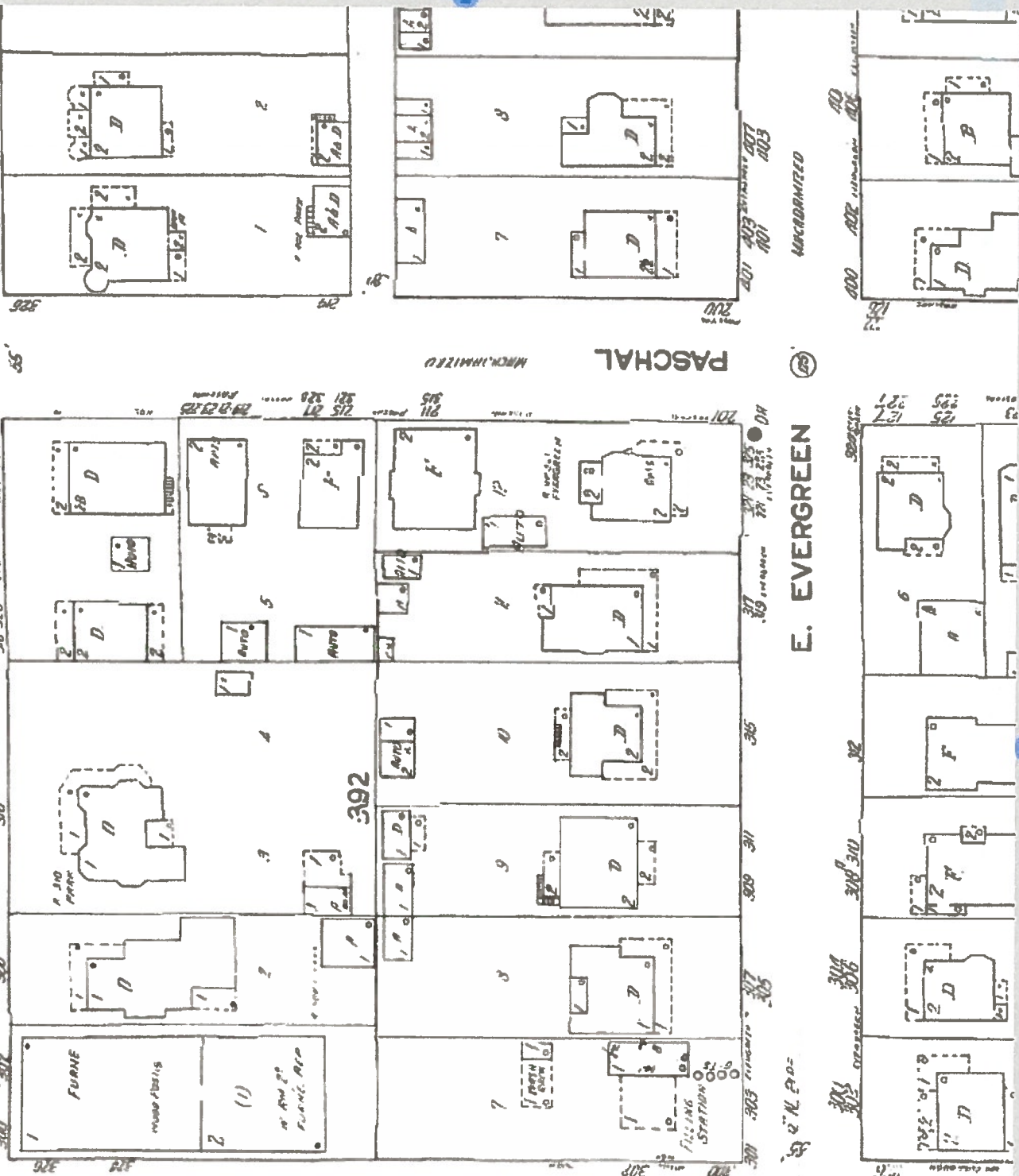
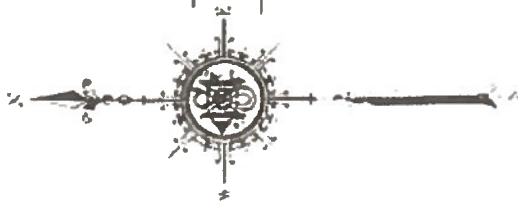
207

207

MACROPHOT

AV.

Mc CULLOUGH



E. PARK

AV.

E. EVERGREEN

MACROPHOT

in Book W. No. 2, Page 274, also to a similar instrument recorded in Book W. No. 2, page 235. Also to Power of attorney from S. H. Ed. R. P. Gouge to Henry Gillum recorded in Book W. No. 2, page 235, and also to Deed from the City of San Antonio to these vendors recorded in Book No. page all records recited being those of Bexar County Texas. Together with all and singular the rights, menses, hereditaments & appurtenances thereto in anywise appertaining, do have and to hold all and singular the premises above mentioned unto the said H. H. Gouge his heirs and assigns forever. And we hereby binds ourselves, our heirs, executors and legal representatives to warrant and forever defend all and singular the said premises unto the said H. H. Gouge his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. In testimony whereof we hereunto subscribe our names in the City of San Antonio this 15th day of October A.D. 1875.

Virginia A. Gillum

Saml. H. Gouge

Rosa P. Gouge

By their agent & attorney in fact Henry Gillum

Henry Gillum for myself

The State of Texas } Before me Geo. W. Caldwell a Notary Public in and for said County, Personally County of Bexar appeared Henry Gillum to me well known, who acknowledged to me that he had signed and delivered the foregoing instrument of writing for himself and also as Atty in fact of Virginia A. Gillum Saml. H. Gouge and Rosa P. Gouge and declared the same to be his and their act & deed, for the purposes and considerations therein stated, to certify which I hereunto sign my name and affix the impress of my Official seal at office in San Antonio this 15th day of October A.D. 1875.

Geo. W. Caldwell, Notary Public Bex. Co. Tex.

The State of Texas } I, Saml. B. Smith Clerk of the District Court of said County do County of Bexar hereby certify that the foregoing instrument of writing with its Certificate of authentication was filed for registration in my Office this 15th day of October A.D. 1875 at 10 o'clock A.M. and duly recorded the 17th day of November A.D. 1875 at 3/4 o'clock P.M. in the Records of said County in Vol. No. 2 on pages Nos. 510 and 511. Witness my Official seal & signature at Office in San Antonio the day and year last above written.

Saml. B. Smith Clerk Dist. Ct.

Plat of Land adopted by City of San Antonio to Henry Gillum et al.

City of San Antonio } Be it known by these presents that we said City of San Antonio acting by and County of Bexar through its Mayor James H. French of one part, and Virginia A. Gillum Saml. State of Texas H. Gouge and Rosa P. Gouge acting by their agent and attorney in fact Henry Gillum who also acts herein for himself of the other part, do hereby adopt & approve the above plat of the subdivisions of that certain tract of land situated in the upper or northern portion of the City of San Antonio in the County of Bexar & State of Texas and bounded on the West by the San Pedro Creek on the South and East by the upper Labor Ditch up to a point on said Ditch where a line drawn due west will intersect the middle or main spring of the San Pedro Creek on the West, which line forms its northern boundary on so far only as the said subdivisions of said tract of land affects the blocks lots, Public Squares & Streets already made on said Plat & we do hereby dedicate to the Public use the said Streets & Public Squares. In testimony whereof we do hereunto sign our respective names in our several capacities as aforesaid. The said James H. French as Mayor on his part for said City of San Antonio Texas causes the corporate seal of said City of San Antonio to be affixed hereto, and attested by the City Clerk, all on this 15th day of October A.D. 1875.

Geo. W. Caldwell

Virginia A. Gillum

Saml. H. Gouge

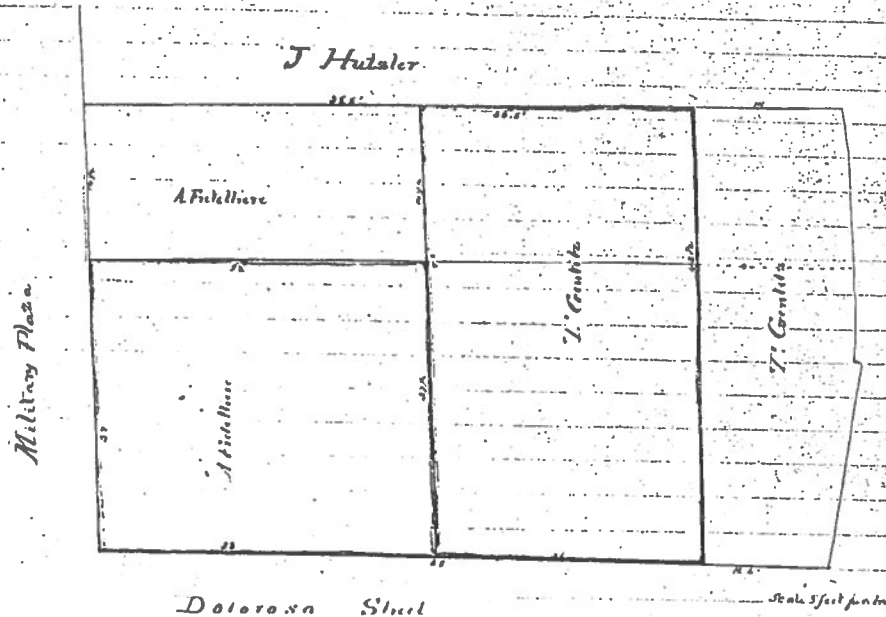
Rosa P. Gouge

By their agent & attorney in fact Henry Gillum

Henry Gillum for myself

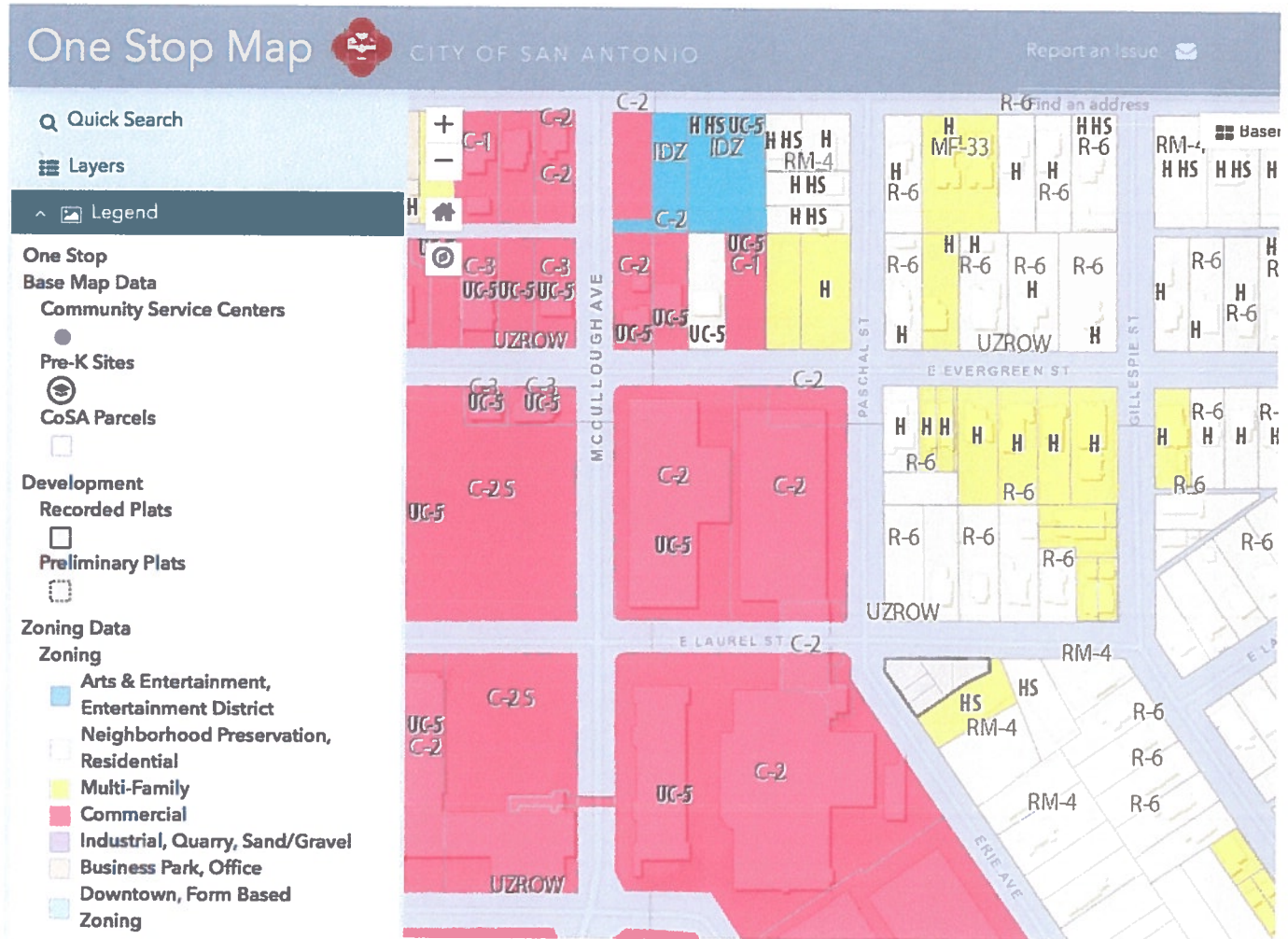
The State of Texas } Sam. S. Smith, Clerk of the District Court of said County, do hereby certify
County of Bexar, that the Plat on the Reverse hereof, with its certificate of authentication, was
filed for registration in my Office the 16th day of October A.D. 1875, at 11 O'clock A.M. and duly
recorded the 20th day of October A.D. 1875, at 11 O'clock P.M. in the Records of said County on
Vol. No. 2 on pages 514, 515, & 516. Witness my Official Seal & signature at Office in San
Antonio the day and year last above written. *(Seal)* Sam. S. Smith, Clerk Dist. Ct.

Theodore Gentile & Marie Gentile. Died to August, 1875.



The State of Texas } Whereas by a certain instrument of writing, dated October 3rd A.D. 1867, and
County of Bexar duly recorded in the Clerk's Office of Bexar County to wit in Book 66, Vol. 2, on
page 11, 257, Ignacius Cassians conveyed to August Dittell and Theodore Gentile, a cer-
tain tract or parcel of land, lying, being and situated in the City of San Antonio, County of
Bexar and State of Texas, on the corner of Dolorosa Street and the Military Plaza, hav-
ing a front of 38 feet on Dolorosa Street and having also a front of 37 feet on the Military Plaza
and whereas also by another certain instrument of writing, dated October 26th 1868, duly re-
corded in the Record books of Bexar County, Ignacius Cassians conveyed to August
Dittell, a certain tract or parcel of land, lying, being and situated in the City of San
Antonio in the County of Bexar and State of Texas, having a front of 44 feet 6 inches on the
Military Plaza and a depth of 55 feet and 8 inches, and being immediately north of and
adjoining the first herein described tract, or parcel of land, and reference is hereby made
to both of said herein before named instruments of writing & to the said Records. And where-
as the aforesaid August Dittell and Theodore Gentile, both of said Bexar County, and
State of Texas, have covenanted & agreed to a division of the said two certain tracts or par-
cels of land, that the said August Dittell shall be and become the sole and absolute
owner of the western part of said two tracts or parcels of land, having a front of 41 1/2 feet
on the Military Plaza and another front of 32 feet on Dolorosa Street, and that the said
Theodore Gentile shall be and become the sole and absolute owner of the Eastern part
of said two tracts or parcels of land, having a front of 36 feet on Dolorosa Street with a depth
of 42 feet in its west line and of 42 1/2 feet in its East line, all of which will more fully
appear by reference to the hints attached plat, which is made a part hereof. Now therefore
in order to carry into effect the said covenant and agreement of division and for and in
consideration of the premises recited for and in the further consideration of the sum of

311 E. Evergreen is designated Neighborhood Preservation Residential 1 on this map.



Ryan D'Herde
(210)846-2808
DHerdeEast@gmail.com
DHerdeeast.com
545 W. 45th
New York, NY
10010



311 Evergreen

To Whom it May Concern,

For over two decades, 311 E. Evergreen or 'That Place Off Evergreen' (as known by the community) has been a residence for local and global creatives to call home. Collaborations between various disciplines of performing and recording arts at this location have been absolute staples to the culture and legacy of San Antonio's creative professionals. With an open door and donation-only policy, Evergreen can bring educational courses, globally recognized artist development, archival recordings and most importantly a mecca for community growth in the heart of The Lone Star State.

During my time at 311 Evergreen (2008-2015), I personally recorded and produced events for over 100 various local artists and creatives, who are all eager to sign a petition to keep this historic site thriving. Though it was rare to see publications or corporate sponsors come in to evaluate the artistic importance of what happened at Evergreen, it is a perfect time for our community to recognize such a safe haven for cultural education through performing arts.

Since moving to NYC in 2015, I have led courses at Juilliard, NYU, Sibelius Academy (Helsinki, FI), Conservatoire National Supérieur de Musique (Paris, FR), and more to educate multi-disciplinary students on the importance of collaboration, community, and the arts. Without my studies and practice at 311 E. Evergreen, my career would not have reached out to encompass global education in the performing arts world. Demolishing a site with this kind of cultural richness would be absolutely devastating to San Antonio, so, as a current owner of production studios located in NYC, Helsinki, and Malawi, I feel compelled to donate my time, an entire studio setup, resources and reputation to ensure that this location will be operated, globally endorsed, and full of life, not just as a historic property but also as a living creative space for our one-of-a-kind city.

With hopes to solidifying our cultural future,
Ryan D'Herde

NORTH ST. MARY'S BUSINESS OWNERS ASSOCIATION

2423 North St. Mary's St.
San Antonio, TX 78212
(817) 401-7771
Blayne.scott.tucker@gmail.com

March 7, 2019

RE: 311 E. Evergreen

Whom It May Concern:

As the North St. Mary's Strip Business Owners Association, we are comprised of over 25 area businesses on North St. Mary's strip. We regularly meet with city council staff on the development of the area for the benefit of the city and surrounding businesses and homeowners association. We make it a point to observe, meet and often exceed city code requirements and work in tandem with various city departments to ensure the safety and vibrant development of our community. In this regard, we support the historical designation and preservation of 311 East Evergreen.

North St. Mary's St and Tobin Hill at-large have been the epicenter of the burgeoning music scene and entertainment for locals in San Antonio.

This above mentioned property housed a recording studio and been utilized as a venue by up and coming local musicians for many years. A facility with this background and history has a particular cultural relevance given the vitality of St. North Mary's and Tobin Hill as the premiere district for music development in the City of San Antonio.

Accordingly, we would like the property to be designated as historical, and ultimately rezoned to eventually be revitalized as a music hub for the Tobin Hill Community, once again.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Blayne Tucker', with a stylized, cursive script.

Blayne Tucker, President
North St. Mary's Business Owners Association

Comments on 311 E. Evergreen from Facebook – Feb. 20, 2019-

Crystal Hopkins Seems like my great great aunt lived there. I wish that she was important enough to warrant keeping the buildings.. but she was a single lady that worked for Southern Bell and Joske's.

Kyl Williamson My personal friends lived there for at least 5 years. I practiced there every week for 2 years. Sentimental value, sure - primarily. History isn't always made through some significant event or occupancy. Sometimes it is simply an amalgamation of many events and experiences that makes places like these invaluable. History is always being made... why must it had to have to occurred decades ago?

Robert Krieg Long Time Local Icon. We have precious few left. It would be a tragedy to lose these, as well.

Bob Cratchit I think my parents almost bought this house in 1976

Justin Alvarado I lived here in 2005!

Devin Walker Daniel Priest you mean like the overwhelming majority of King William was before efforts to preserve, restore and prevent demolition came to fruition? If we lose our history to developers, we lose our unique identity as a big city with a charming small town feel.

Thomas La As another fellow Houstonian like our commenter, I have spent time in this home known as the Evergreen house. The Evergreen house is a staple to the Tobin hill and San Antonio Music community. Shows, I by touring bands, shows by local bands, shows by now famous bands. Albums recorded, art displayed, art created. These are the examples of local influence that has graced this location in the last 20 years. Fellow Houstonian you remember the old Walters or mangos? This is a landmark music venue. Think of the Dead House in haight ashbury, that house is still standing today in that thriving district. This was ours. Puro San Anto.

Signed, a former Houstonian now San Antonian.

Tara Leigh Montez shared a [post](#).

Yesterday at 5:05 PM ·

Where it all began, that place off evergreen was one of the first destinations where I fell in love with the local music scene, this amazing place is where I met so many amazing, talented souls who til this day i will never forget. Cheers to all the good years! It'll never die, it'll always be remembered and have life within our hearts ❤️

Jessica L. Anderson (OHP)

From: Travis Hildenbrand <hildenbrand.travis@gmail.com>
Sent: Thursday, February 21, 2019 6:53 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] 311 E Evergreen
Attachments: 15181466_1379203282104282_8870669196149421868_n.jpg; 386355_358194527601374_1789094051_n.jpg; 523244_10151186759956946_595105327_n.jpg; 315403_336285979792229_2088385356_n.jpg; 256545_484251108271101_877502438_o.jpg

Hello Jessica,

I am writing to you regarding the proposed demolition of 311 E Evergreen. While many are familiar with the historical significance of the building, I wanted to speak to the unique place it holds in our city's cultural identity. 311 E Evergreen is known in the San Antonio arts community as "That Place Off Evergreen." Over the years, this building has served as a hub of creativity and a place of inspiration to hundreds of South Texas creatives.

The sheer number of bands and musicians who have performed in this space over the years is staggering. This includes names many San Antonio music lovers will be familiar with such as Collective Dreams, Lonely Horse, Deer Vibes, Verisimilitude, The River City All Stars, Flower Jesus Quintet, Heather Go Psycho, RMRS, The Lost Project, The Way the World Ends, and countless others. The house-turned-music-venue grew a reputation that spread across the entire state and beyond. Local and regional talent came to view That Place Off Evergreen as a proving ground, a right of passage.

In more recent years, the location was transformed into a recording studio. Local legend "Daniel Ray" produced a staggering volume of work as lead engineer, completing tracks by Dirty Genez, True Indigo, Micro Missile Attack, Young Pills, The Bolos, Backbones, Blight, Hiawatha, Green, Animal Spirit, Coyote Sings, The Gentlemen Swank, Sonic Ammunition, and Summer Moon just to name a few.

The reason for my email is not to protest the demolition of this historic building, but to advocate for some form of marker commemorating the importance of 311 E Evergreen in the cultural consciousness of our city. We, the artists of San Antonio will band together to cover the cost of the marker if approved.

Thank you for your time and consideration in this matter. Best regards.

Travis Hildenbrand & Fellow Texas Musicians
210-215-0910
hildenbrand.travis@gmail.com

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Jessica L. Anderson (OHP)

From: Anisa Schell <anisaschell@gmail.com>
Sent: Thursday, February 21, 2019 10:46 AM
To: Jessica L. Anderson (OHP); Jessica L. Anderson (OHP)
Subject: [EXTERNAL] 307 & 311 E Evergreen Opposition to Demolition

Hello Ms. Anderson,

Although I am a board member of THCA, I would like to write to *personally* state my opposition to the demolitions proposed for 307 & 311 E. Evergreen. These two houses are still in very good condition and they border Tobin Hill's historic district. They should not be torn down, and should in fact, be preserved as Historic whether through Landmarking or through annexing the Tobin Hill Historic District.

I posted the notice of the application to THCA's Facebook page, as I do with each of the demolition requests that your office sends THCA. This particular post has generated a huge response from the community. In a day and a half the post has been shared 57 times and reached nearly 10,000 people, with the majority of people being shocked, saddened, and upset at the proposed demolition. I have tagged OHP's facebook page in the original post, and I encourage you to look over the many, many shares and comments about these houses. [Here is the link to the post](#), and I have attached a screenshot detailing the engagements from the THCA facebook page.

It seems that the house at 311 was once a large part of San Antonio's music scene, both providing a venue for live music, and a place for music to be recorded. The house has even been referred to as "long time local icon," by some commenters.

Many people have lived in the houses, and many people would like to see them be preserved, including myself.

Thank you,

Anisa Schell
430 E. Mistletoe Ave.
303-947-1618

demolition applications for the structures at 607 E Evergreen and 611 E Evergreen; see attached photos. The structures aren't currently designated, and City staff is reviewing the properties and applications. They will hold the demolition applications for 30 days.

Please contact Jessica Anderson, Historic Preservation Specialist at jessica@sapreservation.com or (210) 207-7984 if you have any questions or feedback regarding these properties and/or the demolition applications. If you'd like to provide feedback, please do so by Friday, March 8.



9,880
People Reached

5,023
Engagements

[Boost Post](#)

👍👎👏 27

45 Comments 57 Shares

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Jessica L. Anderson (OHP)

From: Don Mathis <dondon213@hotmail.com>
Sent: Thursday, February 21, 2019 9:18 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] 307 E Evergreen and 311 E Evergreen

To Jessica Anderson, Historic Preservation Specialist, jessica@sapreservation.com - (210) 207-7984

I saw this post on the Facebook page at

<https://www.facebook.com/tobinhillsa/posts/10156094720668030>

Tobin Hill Community Association February 19 at 3:08 PM The City of San Antonio Office of Historic Preservation received demolition applications for the structures at 307 E Evergreen and 311 E Evergreen; see attached photos. The structures aren't currently designated, and City staff is reviewing the properties and applications. They will hold the demolition applications for 30 days. Please contact Jessica Anderson, Historic Preservation Specialist at jessica@sapreservation.com or (210) 207-7984 if you have any questions or feedback regarding these properties and/or the demolition applications. If you'd like to provide feedback, please do so by Friday, March 8.

I am saddened to see old houses like these torn down. And I am even more dismayed to see box-like condos erected in vacant lots. The design of the new structures often clash with other houses in the neighborhood. And then, to add insult to injury, some of these new structures receive taxpayer abatements so as to make them 'affordable' for new tenants. What can be done to stop the demolition of San Antonio's history?

Don Mathis

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Jessica L. Anderson (OHP)

From: Larry Werline <lw0204@yahoo.com>
Sent: Wednesday, February 20, 2019 12:37 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] 307 E Evergreen and 311 E Evergreen

Good Morning Jessica.

I am writing in my opposition to the Homes at 307 and 311 E. Evergreen being demolished. I certainly hope the new owner will see the value in these beautiful homes that just need renovations.

*Larry Werline
US Army (Ret)
Quartermaster, VFW Post 76
Oldest VFW in Texas
Cell: 210-449-9252*

Jessica L. Anderson (OHP)

From: laura <laura_villarreal777@yahoo.com>
Sent: Wednesday, February 20, 2019 10:52 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] I oppose demolition of this home on Evergreen.
Attachments: Evergreen home app for demolition.jpg

Hello, I am a current resident in Tobin Hill District, have been all my life. I am 54 years old and have seen structures (homes) in my neighborhood go down or gutted and renovated. There is an application for demolition on this home on Evergreen. the structure appears sound, siding looks strong. This home need to remain! You cannot demo structures that will never ever be duplicated.

Please let me know if I can appear at a meeting expressing my opposition

Thank you

210.857.4130

Laura V O'Shea

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From: [Vincent Michael](#)
To: [Jessica L. Anderson \(OHP\)](#)
Cc: [Shanon Shea Miller \(OHP\)](#); [sheba4us](#); [pattizaiontz@gmail.com](#); [Ron Bauml](#); [Beth Standifird](#); [Brandi Hayes](#); [Kathy Bailey](#); [Society Intern](#)
Subject: [EXTERNAL] RE: 307 and 311 Evergreen demo requests
Date: Thursday, February 14, 2019 3:20:55 PM

Jessica:

The Conservation Society has reviewed the photographs and viewed the properties at 307 and 311 East Evergreen. These are intact buildings that show no unusual signs of deficiency. Moreover, they display architectural integrity and retain original architectural details, building massing and forms. They should not be demolished.

Please let us know the next steps going forward in this process, both from the point of view of the city and its agencies, and any opportunities for public input.

Thank you

Vincent (on behalf of President Susan Beavin)

From: Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov>
Sent: Monday, February 11, 2019 10:47 AM
To: Vincent Michael <vmichael@saconservation.org>
Subject: RE: 307 and 311 Evergreen demo requests

Thanks, Vince. Look forward to SACS' feedback.

Jessica

From: Vincent Michael [<mailto:vmichael@saconservation.org>]
Sent: Monday, February 11, 2019 9:51 AM
To: Jessica L. Anderson (OHP)
Cc: [sheba4us](#); [pattizaiontz@gmail.com](#); [Ron Bauml](#); [Beth Standifird](#); [Brandi Hayes](#); [Society Intern](#); [Kathy Bailey](#)
Subject: [EXTERNAL] 307 and 311 Evergreen demo requests

Dear Jessica:

Our initial review of the demolition requests for 307 and 311 East Evergreen concludes that these buildings have architectural and neighborhood significance, are intact and seem to be worthy of preservation. We will discuss in our regular review meeting this Thursday.

Best

Vince

Vincent L. Michael, PhD
Executive Director
San Antonio Conservation Society
107 King William
San Antonio, TX 78204
210-224-6163

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