

HISTORIC AND DESIGN REVIEW COMMISSION
February 19, 2019

HDRC CASE NO: 2020-044
ADDRESS: 215 S PINTO ST
LEGAL DESCRIPTION: NCB 2338 BLK 5 LOT S 109.75 FT OF 11 & 12
ZONING: R-4
CITY COUNCIL DIST.: 5
APPLICANT: Gretchel Gealogo Brown and Wendell Brown, 215 S Pinto St
OWNER: Gretchel Gealogo Brown and Wendell Brown, 215 S Pinto St
TYPE OF WORK: Historic landmark designation

REQUEST:

The applicant is requesting a finding of historic significance for the property located at 215 S Pinto St.

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;**
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.**

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure at 215 S Pinto is a single-story Queen Anne-style residence built c. 1894 for Alfred and Nannie Dieckmann. It is located in the Historic Westside neighborhood of City Council District 5. Gretchel Gealogo Brown and Wendell Brown currently own the property. Nannie purchased the lots on which the subject structure was built from H. M. Aubrey in October 1892. The address first appears in the 1894 city directory as home as Alf Dickman, “r corner S Pinto, Monterey.” The house has a number of textbook characteristics of the Queen Anne style, popular c. 1880 to 1910. Though the style was not favored by architects, pattern books and mail-order plans allowed the style to take hold across the New South. The introduction of the railroad also made pre-cut “gingerbread” details readily available to builders. Pre-1880 examples of the style typically featured half-timber, while those built after 1880 tend to feature “inventive American spindlework,” as seen on the porch, gables, and brackets of the subject structure. There are a number of individually landmarked properties near 215 S Pinto, including churches at 1601 and 1624 Buena Vista and residential properties at 1600 and 1610 Buena Vista; 1603, 1605, and 1611 Monterey; and 2006 W Commerce. The home also contributes to a neighborhood OHP staff have identified as an eligible local historic district.
- c. **SITE CONTEXT:** The structure at 215 S Pinto is a single-story Queen Anne-style residence built c. 1894. It is located in the Historic Westside neighborhood of City Council District 5 on a block bound to the east by S Pinto St, the south by Monterey St, the west by S Trinity St, and the north by Alice Alley. The house is setback more than 20 feet from the right away, which has a divorced sidewalk and wide grassy easement. The parcel is flat with several old-growth trees; the front yard is enclosed with a modern metal fence with gate at the sidewalk to the front porch and a wood privacy fence enclosing the rear yard. There is a concrete porch on the north side of the house that runs approximately 2/3 of the width of the north elevation.
- d. **ARCHITECTURAL DESCRIPTION:** The house is clad in wood lap siding and features primarily one-over-one wood windows. Exterior doors all have transoms. The composition-shingle roof is hipped with two dominant lower cross gables and a tower with patterned shingles that flare to meet the main roof form at the southeast corner. There are two brick chimneys, one centered on the north-facing hip of the roof and the other near the southwest west corner of the house. The tower has false windows and a flared conical roof with finial, and there is spindlework in the gables, on the porch balustrade and columns, and on corner brackets above bay windows found below the dominant gables. There are dentals along the frieze of the porch roof and an incised ornament centered on the dominant gables. The main entrance is found at the northeast end of the porch, adjacent to the east-facing gable, and features a pair of fixed-glass doors with incised wood below a wide transom. On the top sash of a rounded window below the tower and on an exterior door on the west side of the home, there are plate-glass windows surrounded by smaller panes of colored glass; there is a fixed pane of blue glass above the central window of the bay. A deeply recessed porch wraps around the southeast corner of the home, running between the two bay windows. The end-gabled garage has a metal roof with exposed rafter tails and is clad in wood and stucco. Character-defining features of 215 S Pinto include wood lap siding, a hipped roof with dominant cross-gables facing east and south, a tower with flared conical roof and patterned shingles, a recessed porch, one-over-

one wood windows, plate-glass windows surrounded by smaller panes of colored glass where found, fixed blue glass above the center window of the east-facing bay, transoms above doors, a pair of half-lite doors with incised wood below a wide transom, a finial at the top of the tower roof, spindlework where found, dentals along the frieze of the porch roof, an incised ornament centered on the dominant gables, and a detached garage with end-gabled metal roof and exposed rafter tails.

- e. **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 building is an exceptional example of the Queen Anne residential building style, popular c. 1880 to c. 1910.
 - 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house features unmodified textbook characteristics of the Queen Anne style, providing an important visual summary of key construction and finishing details related to this building style with very few alterations.
 - 13. 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 contributes to a collection of individual landmarks clustered near the intersection of Buena Vista and S Pinto streets as well as to a neighborhood staff has identified as an eligible local historic district.
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 215 S Pinto St to the Zoning Commission and to the City Council based on findings a through e.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



February 14, 2020

1:1,000

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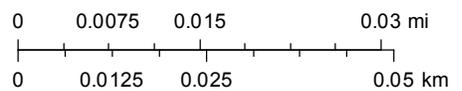
 CoSA City Limit Boundary

 User drawn polygons

CoSA Addresses

 Pre-K Sites

BCAD Parcels



CoSA



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 215 S Pinto St

1. Application Details

Applicant: Gretchel Gealogo Brown and Wendell Brown

Type: Application for Historic Landmark Designation

Date Received: 27 January 2020

2. Findings

The structure at 215 S Pinto is a single-story Queen Anne-style residence built c. 1894 for Alfred and Nannie Dieckmann. It is located in the Historic Westside neighborhood of City Council District 5. Gretchel Gealogo Brown and Wendell Brown currently own the property.

Nannie purchased the lots on which the subject structure was built from H. M. Aubrey in October 1892.¹ The address first appears in the 1894 city directory as home as Alf Dickman, “r corner S Pinto, Monterey.”² Alfred’s occupation is listed as drummer,³ a turn-of-the-century term for a door-to-door salesman. Alfred was also involved in real estate; a deed from 1890 describes Alfred’s and F. M. Burns’ purchase from Charles A. Stieren of several blocks on the west side, bounded by Monterey, Navidad, Durango (now Commerce) and Sabinas streets.⁴ Alfred is listed as living in “the county of Dallas;”⁵ by 1892, he lived at 1620 Monterey, within the boundaries of this purchase.⁶

In 1895, the residence is listed as 607 S Pinto;⁷ by 1897, it became 212 S Pinto and remained under that number until c. 1921 when it was readdressed 215 S Pinto.⁸ Alfred passed away c. 1907; Nannie is listed as a widow residing in Elgin, Texas, in the city directory that year and the house at 212 S Pinto is listed as vacant.⁹ Nannie sold the property to G. W. Smith in October 1906,¹⁰ who in turn sold it the following month to H. E. Daugherty.¹¹ Retired merchant John M. Taylor¹² and his wife Theodocia purchased the home in 1906 from Daugherty,¹³ and the Taylors lived there until c. 1914.¹⁴ After 1914, the property was home to a number of renters and owners in quick succession, until Eugenio and Juanita Chavez moved in c. 1926.¹⁵

¹ Bexar County Clerk (web site). Deed: H. M. Aubrey to Nannie Dieckman [sic], Deeds, book 113, p. 256.

² Ancestry.com search result for Alf Dickman in San Antonio, Texas City Directories, 1891-1894. Provided by applicant.

³ San Antonio City Directory, 1895, p. 235.

⁴ Bexar County Clerk (web site). Deed: Charles A. Stieren to A. F. Dieckman [sic] and F. M. Burns. Deeds, book 91, p. 206.

⁵ Ibid.

⁶ San Antonio City Directory, 1892, p. 262.

⁷ “The Alta Club.” San Antonio *Daily Light*, Wednesday, 11 December 1895, p. 6.

⁸ San Antonio City Directories, 1897, p. 232; 1921, p. 159.

⁹ San Antonio City Directory, 1907, p. 186

¹⁰ Bexar County Clerk (web site). Deed: Nannie Dieckman [sic] to G. W. Smith, 1 October 1906. Deed, book 252, p. 391.

¹¹ Bexar County Clerk (web site). Deed: G. W. Smith to H. E. Daugherty, 7 November 1906. Deed, book 248, p. 487.

¹² San Antonio City Directory, 1909, p. 705.

¹³ Bexar County Clerk (web site). Deed: H. E. Daugherty to J. M. Taylor, 23 November 1906. Deed, book 252, p. 554.

¹⁴ San Antonio City Directory, 1914, p. 121.

¹⁵ San Antonio City Directory, 1926, p. 1476.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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The current owner reports¹⁶ that members of the Chavez Family owned the property until it was purchased by the Browns in April 2019.¹⁷

The house has a number of textbook characteristics of the Queen Anne style, popular c. 1880 to 1910. Though the style was not favored by architects, pattern books and mail-order plans allowed the style to take hold across the New South. The introduction of the railroad also made pre-cut “gingerbread” details readily available to builders. Pre-1880 examples of the style typically featured half-timber, while those built after 1880 tend to feature “inventive American spindlework,” as seen on the porch, gables, and brackets of the subject structure.

The house originally had an accessory structure in the northwest corner of the lot,¹⁸ which was replaced by 1931¹⁹ with an end-gabled Craftsman-style garage with exposed rafter tails at the southwest corner. Part of the home’s north porch was enclosed between 1904²⁰ and 1912,²¹ and by 1951, the original lot was divided to create a new parcel addressed 211 S Pinto.²²

There are a number of individually landmarked properties near 215 S Pinto, including churches at 1601 and 1624 Buena Vista and residential properties at 1600 and 1610 Buena Vista; 1603, 1605, and 1611 Monterey; and 2006 W Commerce. The home also contributes to a neighborhood OHP staff have identified as an eligible local historic district.

3. Architectural Description

The structure at 215 S Pinto is a single-story Queen Anne-style residence built c. 1894. It is located in the Historic Westside neighborhood of City Council District 5 on a block bound to the east by S Pinto St, the south by Monterey St, the west by S Trinity St, and the north by Alice Alley. The house is setback more than 20 feet from the right away, which has a divorced sidewalk and wide grassy easement. The parcel is flat with several old-growth trees; the front yard is enclosed with a modern metal fence with gate at the sidewalk to the front porch and a wood privacy fence enclosing the rear yard. There is a concrete porch on the north side of the house that runs approximately 2/3 of the width of the north elevation.

The house is clad in wood lap siding and features primarily one-over-one wood windows. There are no historic wood screens present, but staff identified hinges for screens at the tops of window frames. Exterior doors all have transoms. The composition-shingle roof is hipped with two dominant lower cross gables and a tower with patterned shingles that flare to meet the main roof form at the southeast corner. There are two brick chimneys, one centered on the north-facing hip of the roof and the other near the southwest west corner of the house. The tower has false windows and a flared conical roof with finial, and there is spindlework in the gables, on the porch balustrade and columns, and on corner brackets above bay windows found below the dominant gables. There are dentals along the frieze of the porch roof and an incised ornament centered on the dominant gables. The main entrance is found at the northeast end of the porch, adjacent to the east-facing

¹⁶ 215 S Pinto site visit with Wendell Brown, Tuesday, 11 February 2020.

¹⁷ Bexar County Clerk (web site). Deed: Ernesto Elizondo, Jr. and Roberta J. Puente to Gretchel Gealogo Brown and Wendell Brown, 4 April 2019.

¹⁸ Sanborn Fire Insurance Map: San Antonio, Texas, 1896, sheet 72.

¹⁹ Sanborn Fire Insurance Map: San Antonio, 1931, vol. 4, sheet 398.

²⁰ Sanborn Fire Insurance Map: San Antonio, 1904, vol. 1, sheet 134.

²¹ Sanborn Fire Insurance Map: San Antonio, 1912, vol. 4, sheet 398.

²² Sanborn Fire Insurance Map: San Antonio, 1911-March 1951, vol. 4, 1912-March 1951, sheet 398.



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gable, and features a pair of fixed-glass doors with incised wood below a wide transom. On the top sash of a rounded window below the tower and on an exterior door on the west side of the home, there are plate-glass windows surrounded by smaller panes of colored glass; there is a fixed pane of blue glass above the central window of the bay. A deeply recessed porch wraps around the southeast corner of the home, running between the two bay windows.

The detached end-gabled garage has a metal roof with exposed rafter tails and is clad in wood and stucco. The two bay openings on the south side have modern doors with a large security light centered in the gable, and there is a modern door centered on the north side with another large security light centered in the gable. The driveway is a combination of gravel and asphalt.

Character-defining features of 215 S Pinto include:

- Wood lap siding
- Hipped roof with dominant cross-gables facing east and south
- Tower with flared conical roof and patterned shingles that flare to meet the primary roof form
- Recessed porch
- One-over-one wood windows
- Plate glass windows surrounded by smaller panes of colored glass found on the top sash of a rounded window at the southeast corner of the house and on an exterior door on the west side of the house
- Fixed blue glass above the center window of the east-facing bay
- Transoms above doors
- Pair of half-lite doors with incised wood below a wide transom as main entrance
- Finial at top of tower roof
- Spindework in the gables, on the porch balustrade and columns, and on corner brackets above bay windows found below the dominant gables
- Dentals along the frieze of the porch roof
- An incised ornament centered on the dominant gables
- Detached garage with end-gabled metal roof and exposed rafter tails

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 building is an exceptional example of the Queen Anne residential building style, popular c. 1880 to c. 1910.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house features unmodified textbook characteristics of the Queen Anne style, providing an important visual summary of key construction and finishing details related to this building style with very few alterations.
- **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 contributes to a collection of individual landmarks clustered near the intersection of Buena Vista and S Pinto streets as well as to a neighborhood staff has identified as an eligible local historic district.

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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 215 S Pinto meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 215 S Pinto. Further research may reveal additional significance associated with this property.



East elevation



Southeast oblique

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South elevation



North elevation

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Southwest oblique



Garage, south and east elevations

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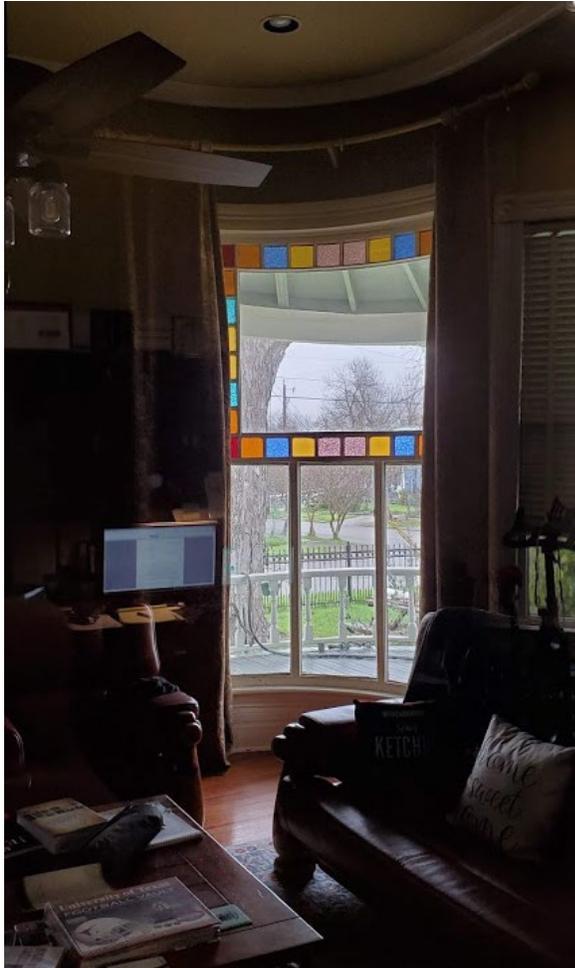
Garage, north elevation

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View from interior of the rounded window at the southeast corner of the house, showing the colored glass.



Front doors

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Bexar CAD

Property Search Results > 130302 BROWN GRETCHEL Tax Year: 2019
 GEALOGO & BROWN WENDELL for Year 2019

Property

Account

Property ID:	130302	Legal Description:	NCB 2338 BLK 5 LOT S 109.75 FT OF 11 & 12
Geographic ID:	02338-005-0110	Zoning:	R-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	215 S PINTO ST SAN ANTONIO, TX 78207	Mapsc0:	616B5
Neighborhood:	COMMERCE S. TO GUADALUPE (SA)	Map ID:	
Neighborhood CD:	57403		

Owner

Name:	BROWN GRETCHEL GEALOGO & BROWN WENDELL	Owner ID:	3174788
Mailing Address:	215 S PINTO ST SAN ANTONIO, TX 78207-3818	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$146,110	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$17,900	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$164,010	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$164,010	
(-) HS Cap:	-	\$9,449	

(=) Assessed Value:	=	\$154,561	

Taxing Jurisdiction

Owner: BROWN GRETCHEL GEALOGO & BROWN WENDELL

% Ownership: 100.0000000000%

Total Value: \$164,010

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$164,010	\$151,561	\$35.87
08	SA RIVER AUTH	0.018580	\$164,010	\$149,561	\$27.79
09	ALAMO COM COLLEGE	0.149150	\$164,010	\$154,561	\$230.52
10	UNIV HEALTH SYSTEM	0.276235	\$164,010	\$154,561	\$426.95
11	BEXAR COUNTY	0.277429	\$164,010	\$154,561	\$428.80
21	CITY OF SAN ANTONIO	0.558270	\$164,010	\$149,561	\$834.95
57	SAN ANTONIO ISD	1.530950	\$164,010	\$124,561	\$1,906.97
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$164,010	\$154,561	\$0.00
Total Tax Rate:		2.834282			
Taxes w/Current Exemptions:					\$3,891.85
Taxes w/o Exemptions:					\$4,648.51

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	2003.5 sqft	Value: \$139,350
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1930	2003.5
OP	Attached Open Porch	A - NO		1930	45.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$6,760
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		1930	432.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.2601	11330.00	103.00	110.00	\$17,900	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$146,110	\$17,900	0	164,010	\$9,449	\$154,561
2018	\$124,190	\$16,320	0	140,510	\$0	\$140,510
2017	\$124,360	\$14,160	0	138,520	\$0	\$138,520
2016	\$138,760	\$10,540	0	149,300	\$6,036	\$143,264

Deed History - (Last 3 Deed Transactions)

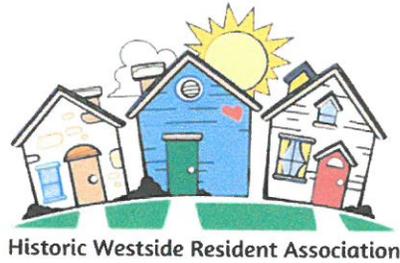
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/4/2019	GWD	General Warranty Deed	ELIZONDO ERNESTO JR & ROBERTA J	BROWN GRETCHEL GEALOGO & BROWN WENDELL			20190061114
2	6/26/2007	GWD	General Warranty Deed	CHAVEZ IRENE	ELIZONDO ERNESTO JR &	12955	2436	20070149092
3	8/22/2002	Deed	Deed		CHAVEZ, IRENE	9528	2404	0

2020 data current as of Feb 14 2020 1:25AM.

2019 and prior year data current as of Feb 7 2020 5:22PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.



February 12, 2020

Office of Historic Preservation
City Hall 100 Military Plaza
San Antonio, TX 78205

To Whom It May Concern:

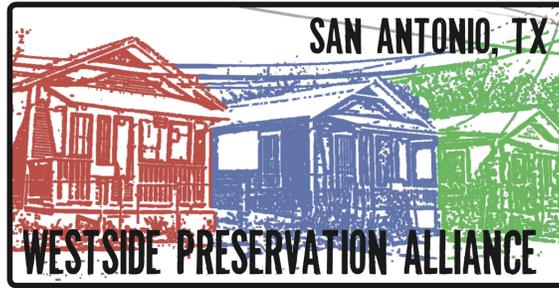
The Historic Westside Resident Association (HWRA) respectfully submits this letter of support for the Historic Landmark Designation application of the structure at 215 S. Pinto which is located in the Historic Westside and within HWRA's boundaries.

The HWRA was established in May 2017 and set forth as one of its goals to preserve the history of this area of San Antonio, TX. Many historical buildings and structures within our boundaries have been demolished, removing with these demolitions some of the history of our community. The structure at 215 S. Pinto was built in 1894 and its architectural style is Queen Anne Victorian. This house is a prime example of the historical structures that the HWRA is trying to preserve and we believe that granting Historic Designation to it will help to preserve the structure and the history of our community and our city.

We hope that the Office of Historic Preservation will give serious consideration to this application and move forward in granting a Historic Designation to this structure. Please do not hesitate to contact me at (210) 363-5895 should you need more information from me.

Sincerely,


Leticia Sánchez-Retamozo
HWRA, Co-Chairperson



February 4, 2020

VIA EMAIL

Jessica L. Anderson
Office of Historic Preservation
1901 S. Alamo St.
San Antonio, TX 78204

RE: 215 S. Pinto St.

Dear Ms. Anderson,

On behalf of the Westside Preservation Alliance, a community-based historic preservation organization dedicated to preserving and promoting the history of San Antonio's Mexican American and working-class communities, **we write to express our support for the owner-initiated application for landmark designation of the turn of the century home at 215 S. Pinto St. in the Historic Westside neighborhood of District 5.**

This distinctive home with Victorian accents is a visual reminder of the rich history of the Westside. We applaud the property owners for seeking to landmark their home.

Respectfully,

Sarah Zenaida Gould, PhD
On behalf of the Members of the Westside Preservation Alliance

215 S Pinto St

Materials submitted by Applicant

Application for Historic Landmark Designation: Statement of Significance

Property Address: 215 South Pinto Street, San Antonio, Texas
Applicants: Gretchel Gealogo Brown and Wendell Brown (property owners)

The property located at 215 South Pinto Street meets the following criteria specified in UDC Section 35-607, *Designation Criteria for Historic Districts and Landmarks*. Documents and pictures that demonstrate how the property meets criteria for evaluation are listed below and attached as part of the application email.

UDC Sec. 35-607 (b), Criteria for Evaluation

(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.

(b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship.

(b) 12. It is an important example of a particular architectural type or specimen.

For criteria (b) 5, 8 and 12: This house has several identifying features of Queen Anne Victorian houses as specified in McAlester's (2013) book *A Field Guide to American Houses*.

Year Built

According to McAlester (2013), Victorian houses in the Queen Anne style were built between 1890-1910. An aerial drawing of the house from the 1896 Sanborn map (Appendices A1, A2, and A3) for the city of San Antonio corresponds to the lot number, block, street location (corner of Monterey and South Pinto) and the structure of the dwelling. The 1892 Sanborn map does not show a house at this address.

A contract signed by A.F. Dickmann and F.M. Burns for the amount of \$9000.00 was paid to Charles A. Steiner on 26 March 1890 for lot 168 in the W.H. Mavericks subdivision, which corresponds to land including lots on which the house currently stands (Appendix B).

A contract signed by Nannie Dieckmann (wife of Alfred Dieckmann) for the amount of \$850.00 was paid to H.W. Aubrey on 10 October 1892 for lots 11 and 12, block 5 bounded on the east by Pinto Street and south by Monterey Street, which corresponds to the lot on which the house currently stands (Appendix C).

An Alf. Dickman is shown as the resident of the right corner of South Pinto and Monterey as of the 1894 San Antonio City Directory (Appendix D). The "Dickman" surname corresponds with the "Dieckmann" surname listed on the above mentioned contracts.

The 1900 U.S. Census for San Antonio, Bexar County, Texas lists Alf. Dickman (Dieckmann), wife Annie, and son Rudolph residing at 212 South Pinto (Appendix E), which corresponds with the 1896 Sanborn map aerial drawing of the house.

Year Built: Related Attachments

Appendix A1: 1896 Sanborn Map – Key

Appendix A2: 1896 Sanborn Map – Index

Appendix A3: 1896 Sanborn Map – 212 S. Pinto, corner of Pinto and Monterey streets

Appendix B: 1890 contract signed by A.F. Dickmann and F.M. Burns

Appendix C: 1892 contract signed by Nannie Dieckmann and H.W. Aubrey

Appendix D: 1894 San Antonio City Directory page

Appendix E: 1900 U.S. Census listing

Identifying Features

Principal Subtypes. The house has a hipped roof with two lower cross gables, one front-facing and one side-facing. A tower is present and placed at one corner of the front façade (Picture 1, 2).

Decorative Detailing Subtypes. The porch features delicate turned porch supports and balustrades. Spindework detailing is featured in the gables and under wall overhangs left by cutaway bay windows. Dentils are featured along the entire length of the porch (Picture 1, 2).

Variants and Details (please refer to photographs provided)

Devices for Avoiding Flat Wall Surfaces. There are two cutaway bay windows (one on the east façade of the house, and one on the south façade of the house).

Porches. The one-story porch covers all of the front façade and extends to the south facing side of the house (Picture 1).

Towers. The house features a round tower placed at a front façade corner. Wood shingles of different patterns are placed in horizontal bands from the base to the roof of the tower (Picture 5).

Other Details. Window sashes have two panes of glass (Picture 1). The window directly beneath the tower features a curved clear glass pane surrounded by small rectangular and square panes of colored and clear glass (Picture 3, 4). Both front doors have delicate incised decorative detailing and a single large pane of glass set into the upper portion (Picture 5).

Identifying Features: Related Attachments

Picture 1: 215 S Pinto_profile

Picture 2: 215 S Pinto_gingerbread detail

Variants and Details: Related Attachments

Picture 3: 215 S Pinto_tower

Picture 4: 215 S Pinto_curved window

Picture 5: 215 S Pinto_front doors

Ownership Timeline for 215 South Pinto Street, San Antonio, Bexar County, Texas

1890

Charles A. Steiner of Bexar County purchased lot 168, blocks 3, 4, 5 and 6 in the W.H. Mavericks subdivision from W.H. Maverick for \$5500 on 28 January 1890.

A.F. Dieckmann and F.M. Burns purchased lot 168, blocks 3, 4, 5 and 6 in W.H. Mavericks subdivision from Charles A. Steiner of Bexar County for \$9000 on 26 March 1890.

1892

Nannie Dieckmann purchased lots 10, 11 and 12 in block 5 from H.W. Aubrey for \$850 on 10 Oct 1892.

1894

The 1894 San Antonio City Directory listed Alf. Dickman as resident of right corner, S. Pinto and Monterey streets.

1896

Sanborn Map of 1896 includes an aerial drawing of the house and lots comprising 212 S. Pinto.

1900

U.S. Census of 1900 lists the following residents at 212 South Pinto: Alf Dickmann (stead), Annie (wife), Rudolph (son).

1906

Lots 10, 11, and 12 are set apart to Nannie Dickman by decree in Case No. 16783 of Nannie Dickman vs. Alf. Dieckman in the District Court of Bexar County, Texas.

Nannie Dieckman conveyed the property to G.W. Smith of Milam County by general warranty deed on 1 October 1906.

G.W. Smith conveyed the property to H.E. Daugherty of Williamson County on 7 November 1906.

H.E. Daugherty conveyed the property to J.M. Taylor of Bastrop County on 23 November 1906.

? (per 8 April 1919 document)

J.M. Taylor deeded the property to F.P. Crutcher as part of and secured by vendor's lien per Vol. 430, page 48-49, and deeded in trust per Vol. 428, page 178, Bexar County Records. A balance of due and unpaid, including principal and interest of \$2800.00, was a lien against the property.

Charles Graebner conveyed the property to W.A. Fitch as recorded in Vol. 501, page 277-278, Bexar County Records.

1919

Mrs. Reese Wilson purchased the house and lots 11 and 12 from W.A. Fitch and wife L.C. Fitch for \$3500.00 on 8 April 1919.

J.S. Curry and wife Lucy E. Curry purchased the house and lots 11 and 12 for \$3500.00 from Mrs. Reese Wilson on 16 May 1919.

1920

H.H. Friar purchased the house and lots 11 and 12, block 5 from J.S. Curry and wife Lucy E. Curry for \$4250.00 on 22 September 1920.

1921

Eugene Chavez and wife Juana P. de Chavez purchased the house and lots 11 and 12, block 5 for \$3,350.00 from H.H. Friar and wife Lula May Friar on 27 September 1921.

1927

Jose Casas and wife Maria de Casas purchased the north 45 feet of lots 11 and 12, block 5, new city block 2338 for \$1200 from Eugene Chavez and wife Juana P. de Chavez on 25 March 1927.

1928

Beitel Lumber Company agreed to furnish lumber, material and labor for \$425.00 paid by Eugene Chavez and wife Juana P. de Chavez on 26 November 1928 toward the construction and erection of improvements to property located on the south one-half of lots 11 and 12, block 5, city block 2338.

Eugene Chavez and wife Juana P. de Chavez signed a promissory note for \$425.00 payable to Beitel Lumber Company on 26 November 1928.

Eugene Chavez and wife Juana P. de Chavez (named Grantors) conveyed the south one-half of lots 11 and 12, block 5, city block 2338 to W.W. McAllister for \$10, Trustee of the County of Bexar and State of Texas and shares in the San Antonio Building & Loan Association valued at \$500. Grantors were also indebted to San Antonio Building & Loan Association in the sum of \$425.00

1930

Eugene Chavez fully paid promissory note for \$425.00 to San Antonio Building & Loan Association to W.H. McAllister for deed of trust on the south one-half of lots 11 and 12, block 5, city block 2338 on 18 October 1930.

1932

Proof of heirship document dated 3 Jun 1932 stated that Eugene Chavez died 29 April 1932 with survivors wife Juana P. de Chavez and children Alberto Chavez, Moraima Chavez, Manuel Chavez, Feliciano Chavez, Sara Chavez de la Pena, Laura Chavez de Valdespino, Beatriz Chavez de Rivas.

A warranty deed for lots 11 and 12, block 5, city block 2338 save for 45 feet off the north end was issued by Juana P. de Chavez, widow of Eugene Chavez, to Alberto Chavez (single man), Manuel Chavez (single man), Moraima Chavez (feme sole), Feliciano Chavez (feme sole), Sara Chavez de Pena and husband Elijio de la Pena, Laura Chavez de Valdespino and husband Jesus Valdespino, and Beatriz Chavez de Rivas and Margarito Rivas.

2000

Albert P. Chavez (son of Eugene Chavez) died in 2000 at age 92; he was born in 1908.

2002

A deed for 215 S. Pinto was issued to Irene Chavez (daughter of Alberto Chavez, granddaughter of Eugene Chavez) on 22 August 2002.

2004

Delfina G. Chavez, wife of Alberto Chavez (son of Eugene Chavez), died on 5 September 2004.

2007

A general warranty deed conveyed 215 S. Pinto from Irene Chavez (granddaughter of Eugene Chavez) to Ernesto Elizondo, Jr. (great-grandson of Eugene Chavez) and Roberta Jo Puente (wife of Ernesto Elizondo, Jr.) on 26 June 2007.

2019

A general warranty deed conveyed 215 S. Pinto from Ernesto Elizondo (great-grandson of Eugene Chavez) and Roberta Jo Puente (wife of Ernesto Elizondo, Jr.) to Gretchel Gealogo Brown and Wendell Brown on 4 April 2019.

Eugene "Gene" Chavez died on 2 August 2019, preceded in death by his father, Alberto P. Chavez (son of Eugene Chavez). His survivors include sister Irene Chavez (granddaughter of Eugene Chavez) and nephew Ernie Elizondo (great-grandson of Eugene Chavez), his wife Bobbie Jo and great-nieces Sofia and Liana Elizondo (great-great granddaughters of Eugene Chavez).

The undersigned Insurance Agents request that only the new street and block numbers for the new Sanborn map of San Antonio, Tex. should be used.

J. C. Eichitz & Co
Campbell & Conroy
Daulton & Dittmar
Grove & Loomis
Leche & McAdams
Piper & Stiles
W. H. Wadsworth
Joe Wallister



KEY

Number of stories of	Fire Proof Building	Wall 1 1/2" no opening through it with openings
Quality of the roof	Iron Building	with openings
Construction of roof	Brick Building with Metal Cornice	Fire Wall 6 inches above roof
Shingle roof	Frame	12
Frame	Side	18
Number of buildings	Stone front	24
Brick Special	with Frame Side	Opening in Division Wall with Iron Door
Frame Building, not a Special	Special	Shutters
Stable	Chimneys	Window opening in 1st Story
Steam Boilers	Hydrants	Windows - 2nd & 3rd Stories
Reference to Adjoining Sheet		Windows - 2nd & 4th

Map Division
Aug 12 '55
Library of Congress

Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

REPORT.

SAN ANTONIO, TEXAS.

POPULATION, 60,000. PREVAILING WINDS, Northerly in winter, Southerly in summer. Streets paved in business portion, partly paved in residence portion.

Market Street Station.—1 Worthington High Duty Steam Pump, cap'y 5,000,000 gals.; 1 Worthington Electric Pump, cap'y 775,000 gals.; 3 Gould Electric Pumps, capacity 775,000 gals. each.

Water Works Co. has no records of the sizes of Mains in the different Streets.

UPPER STATION.—1 Compound Worthington Steam Pump, capacity 1,500,000 gals.; 3 Worthington Water Power Pumps, cap'y 1,000,000 gals. each. LOWER STATION.—2 Worthington Water Power Pumps, one of 3,000,000 gals. and one 2,500,000 gals. capacity.

Total pumping capacity, 18,000,000 gals. per 24 hours. Pumps supplied from Artesian wells that flow 35 feet above level of aucton pipe. Reservoir of 7,000,000 gals. cap'y, 175 feet elevation 100 miles of Water Mains, 24 in. to 4 in. diameter. 700 single Hydrants, Domestic Pressure, 60 lbs., Fire Pressure, 120 lbs.

PAID.—4 Ahrens Steam Fire Engines, 1 Chemical Engine, 1 Extension Hook and Ladder Truck, (1 Hook and Ladder Truck in reserve.) 5 Hose Carts, 1 Hose Wagon. 6,700 feet of first-class 2 1/2 in. Hose. 1 Chief, 1 Asst. Chief, 55 Men, 22 Horses. 74 Fire Alarm Boxes.

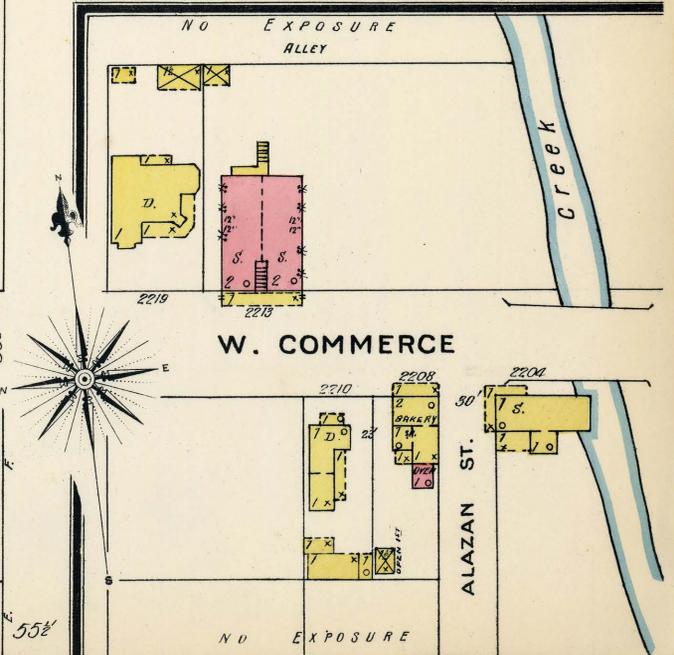
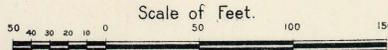
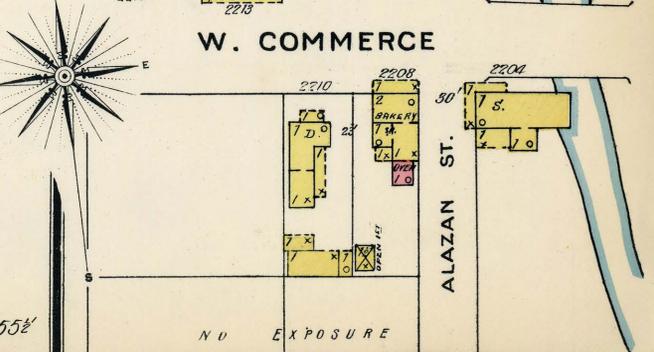
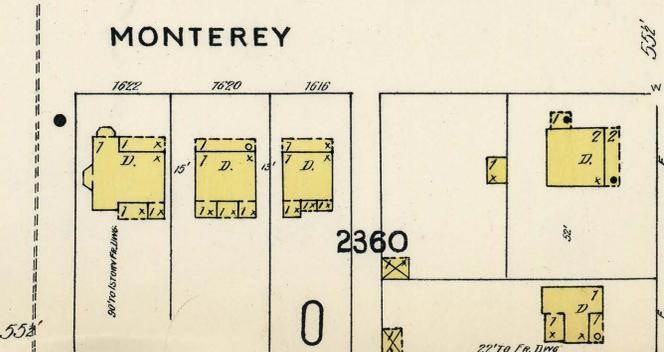
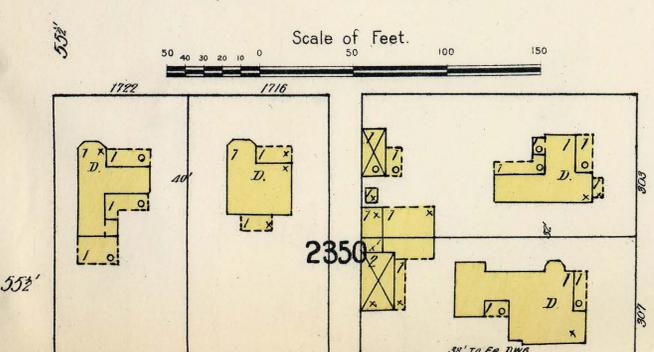
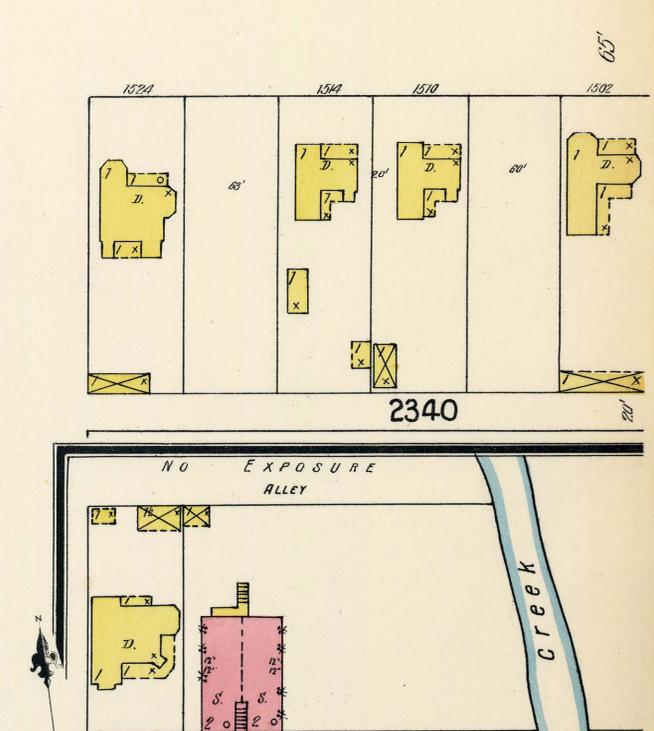
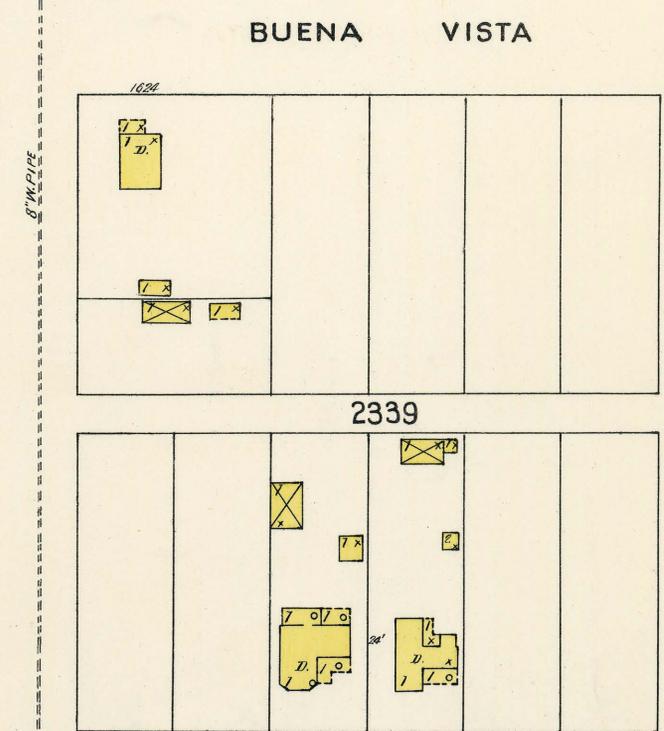
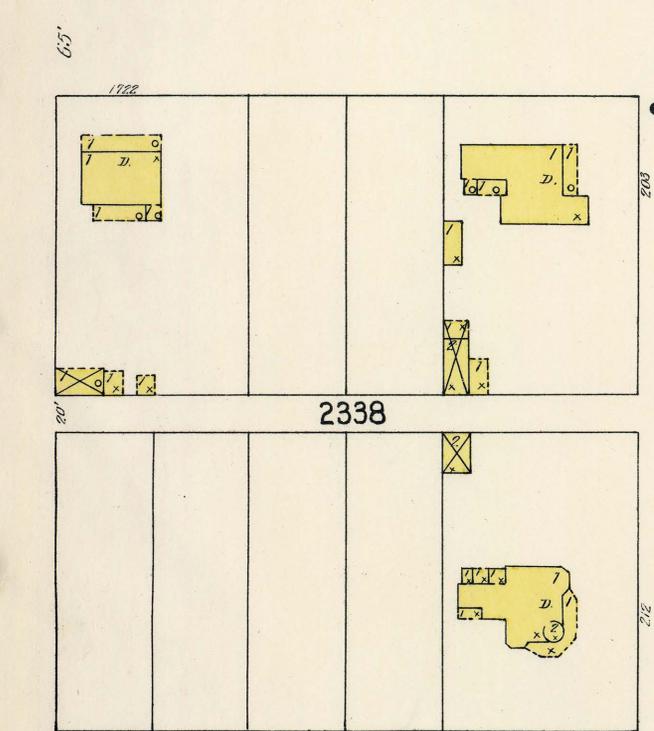
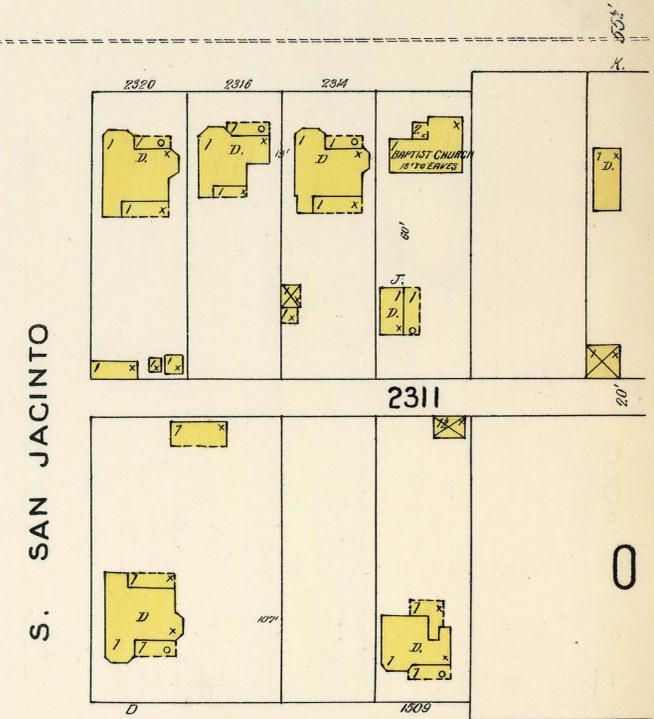
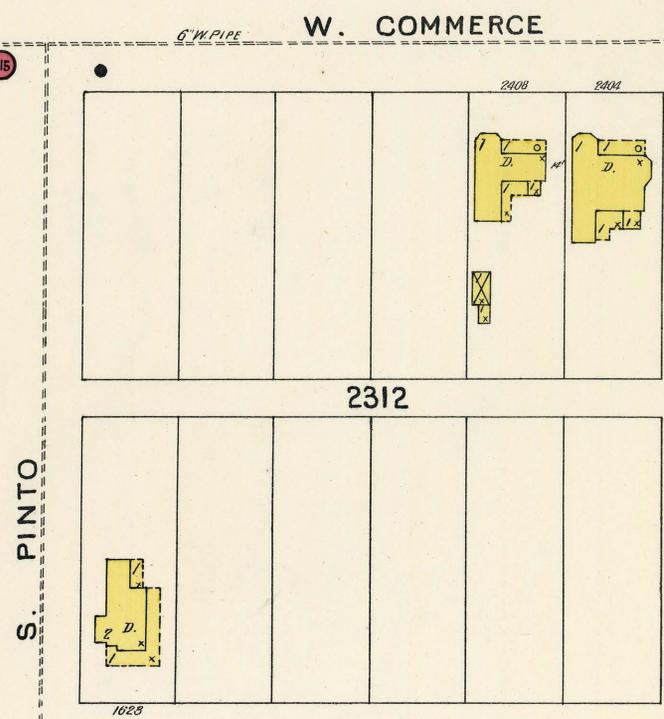
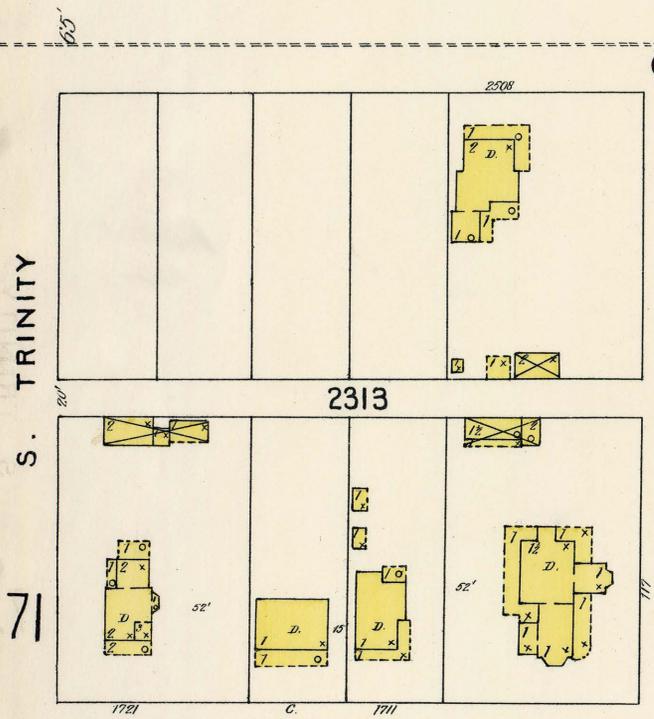
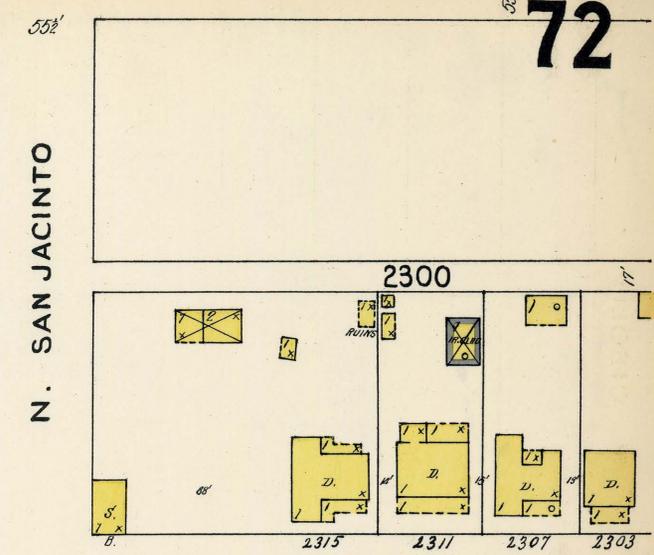
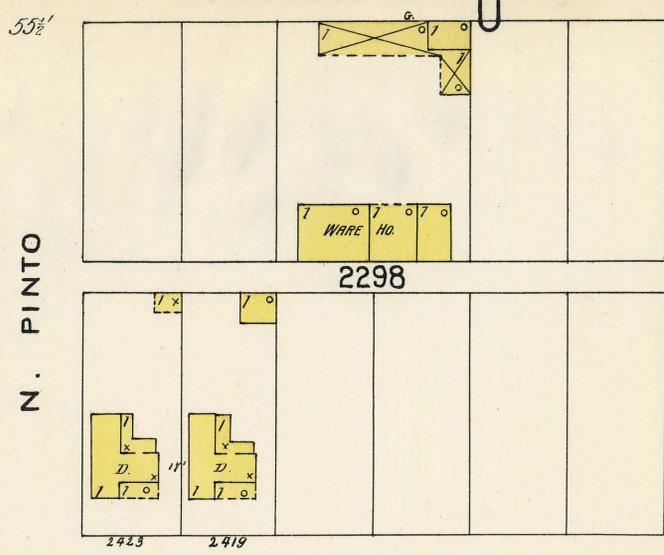
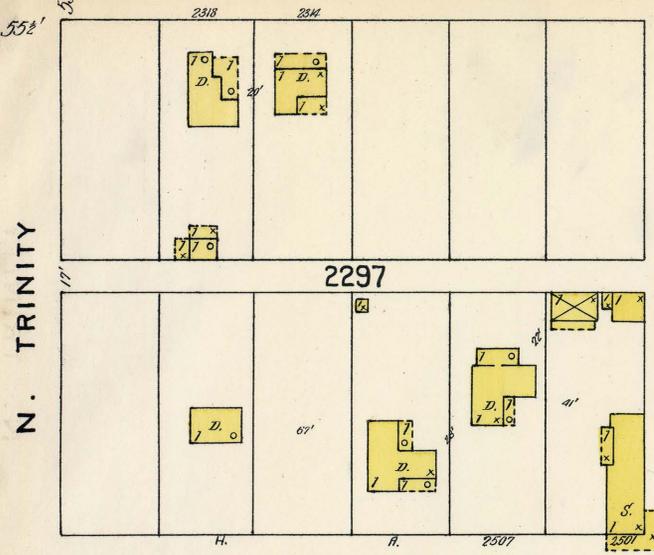
INDEX.

STREETS.

Table listing streets and their corresponding page numbers, organized by letter (A through Z). Includes sub-sections for 'STREETS' and 'SPECIALS'.

* Indicates only one side of Street shown.

W. HOUSTON



The State of Texas,

County of Bexar

Know all Men by these Presents,

That S Charles A. Steeren

of the County of Bexar and State of Texas in consideration of the sum of

Nine thousand (\$9000.00) DOLLARS, paid and secured to be paid by A. F. Dechman and F. M. Burns as follows:

Three thousand (\$3000) Dollars in Cash the receipt of which is hereby acknowledged and the execution of two notes of Even date herewith for the sum of three thousand (\$3000) Dollars each one payable on or before the 26th day of March 1891 and the other payable on or before the 26th day of March 1892 and each bearing interest at the rate of Eight (8%) per cent per annum from date until paid interest and principal payable in San Antonio

have GRANTED, SOLD AND CONVEYED, and by these Presents do GRANT, SELL AND CONVEY unto the said A. F. Dechman of the County of Dallas State of Texas and F. M. Burns

of the County of Matamoros and State of Texas, all that certain Tract and parcel of land

lying and being in the County of Bexar City of San Antonio State of Texas and being a portion of Original Lot One Hundred and Sixty Eight (168) one and one half miles West from the Cathedral and known as blocks three (4) five (5) and six (6) lying South of Monterey St. East of Navidad St. North of Durango St and West of Sabinas St all as per W. H. Mavericks Subdivision of said Lot 168 recorded in City Engineers Office October 7th 1889 in Book 1 page 87-

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 A. F. Dechman and F. M. Burns their

heirs and assigns, Forever, And I do hereby bind myself my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said A. F. Dechman and F. M. Burns their

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. But it is expressly agreed and stipulated, that the VENDOR'S LIEN is retained against the above described property, premises and improvements, until the above described notes, and all interest thereon, are fully paid, according to their face and tenor, effect and reading, when this Deed shall become absolute.

WITNESS my hand at San Antonio, this 26th day of March A. D. 1890

Signed, Sealed and Delivered in Presence of Charles A. Steeren

THE STATE OF TEXAS, County of Bexar

BEFORE ME, Peter G. Rucker a Notary Public in and for Bexar County, Texas, on this day personally appeared Charles A. Steeren known to me to be the

person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 26th day of March A. D. 1890

Seal 103

Peter G. Rucker Notary Pub
in Bexar Co Tex.

THE STATE OF TEXAS, County of _____

BEFORE ME, _____ in and for said County and State, on this day personally appeared _____

wife of _____ to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this _____ day of _____ 189 _____

Seal

THE STATE OF TEXAS, County of Bexar

I, THAD. W. SMITH, Clerk of the County Court of said County, do hereby certify that the above instrument of writing, dated on the 26th day of March 1890, with the Certificate of Authentication, was filed for record in my office, this 4th day of April A. D. 1890, at 4^{1/2} o'clock P. M., and duly recorded the 19th day of May A. D. 1890, at 12 o'clock M. in the records of said County, in Vol. 91 on Pages 206

WITNESS my hand and the seal of the County Court of said County, at office in San Antonio, Texas, the day and year last above written.

Seal

Thad. W. Smith
Clerk County Court Bexar County.

By H. B. Polts Deputy.

THE STATE OF TEXAS, }
County of Bexar.

Know all Men by these Presents, THAT *J. A. M. Aubrey*

of the County of *Bexar* and State of *Texas* in consideration of the sum of *Eight Hundred and fifty* DOLLARS, *paid to me in hand paid* by *Maurie Dickman wife of Alfred Dickman*

have GRANTED, SOLD AND CONVEYED, and by these Presents do GRANT, SELL AND CONVEY, unto the said *Mrs. Maurie Dickman*

of the County of *Bexar* and State of *Texas* all that certain *Tract and parcel of land lying and being situate in the City of San Antonio County of Bexar State of Texas west of the San Pedro Creek known and described as Lots (11) Eleven (12) Twelve (13) Block (5) Original City Lot 125 Said Lots are bounded on the East by Pinto St on the South by Monterey St on the West by lot No. (10) Jew Stone Block and on the North by an alley Further reference is made to Bexar County Records*

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

Mrs. Maurie Dickman heirs and assigns, forever. And *I* do hereby bind *myself* heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said *Mrs. Maurie Dickman* heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand at *San Antonio Tex*, this *10th* day of *Oct* A. D. *1892*
Signed, Sealed and Delivered in Presence of *J. A. M. Aubrey*

THE STATE OF TEXAS, }
County of Bexar.

J. L. Long a Notary Public
BEFORE ME, THAD. W. SMITH, County Clerk in and for Bexar County, Texas, on this day personally appeared *J. A. M. Aubrey*

known to me to be the person whose name *is* subscribed to the foregoing Instrument, and acknowledged to me that *he* executed the same for the purposes and consideration therein expressed.
GIVEN under my hand and seal of office, this *10th* day of *Oct* A. D. *1892*
J. L. Long Notary Public
County Clerk Bexar County, Texas

THE STATE OF TEXAS, }
County of Bexar.

BEFORE ME, THAD. W. SMITH, County Clerk for and within said State and County, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing Instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed. And the said having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.
GIVEN under my hand and seal of office, this day of A. D. 188

THE STATE OF TEXAS, }
County of Bexar.

I, THAD. W. SMITH, Clerk of the County Court of Said County, do hereby certify that the above instrument of writing, dated on the *10th* day of *October* 1892, with its Certificate of Authentication, was filed for record in my office, this *14th* day of *October* A. D. 1892 at *4* o'clock *P.* M., and duly recorded the *14th* day of *October* A. D. 1892 at *4* o'clock *P.* M., in the records of said County, in Vol. No. *113* on Page *256*.
WITNESS my hand and the seal of the County Court of said County, at office in San Antonio, Texas, the day and year last above written.
Thad. W. Smith
County Clerk Bexar County, Texas.
By *John Stauffer* Deputy.



Alf Dickman in the San Antonio, Texas City Directories, 1891-1894

Name:	Alf Dickman
Residence Year:	1894
Residence Place:	San Antonio, Texas, USA
Business Address:	r corner S Pinto, Monterey
Occupation:	Drummer

Source Information

Ancestry.com. *San Antonio, Texas City Directories, 1891-1894* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.

Original data:

- *San Antonio City Directory, 1891*. San Antonio: Johnson and Chapman, 1891.
- *San Antonio City Directory, 1892-1894*. San Antonio: Jules A. Appler, 1892.

Description

Directory listing of some residents of San Antonio, Texas between 1891 and 1894 [Learn more...](#)

© 2019, Ancestry.com











215 S Pinto St

Materials contributed by Staff

sum of \$100.00 Now therefore, know all men by these presents, that we, Kearny Mason of Bexar County, Texas, and Walter C. Carr, of the County of New York and State of New York, for and in consideration of the premises, having remised, released, quit claimed, discharged and acquitted, and by these presents, do remise, release, quit claim, discharge and acquit unto the said South Pesa Development Co. its successors and assigns, the vendor's lien hereto existing upon said Lot No. 2, Block No. 5, but it is expressly understood that the vendor's lien heretofore existing is to remain in full force and effect upon the remaining portion of said lots Nos. 27 and 29. Witness our hands this the 16th day of November A. D. 1906.

Kearny Mason

Walter C. Carr

State of Texas)

per Kearny Mason Attorney.

County of Bexar.) Before me the undersigned authority on this day personally appeared Kearny Mason, for himself and as Attorney in fact for Walter C. Carr, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he signed and executed the same for the purposes and considerations therein expressed, for himself and in the capacity as attorney in fact for the said Walter C. Carr.

Given under my hand and seal of office this the 16th day of November A. D. 1906.

(Seal)

Claude V. Birkhead

Notary Public, Bexar County, Texas.

Filed for Record Nov. 23rd, 1906 at 9.30 o'clock A. M.

Recorded Nov. 27th, 1906 at 12 o'clock M.

G. W. Smith

Deed to

H. E. Daugherty.

The State of Texas)

County of Bexar.) Know All Men By These Presents: That I. G. W. Smith, of the County of Milam and State of Texas, for and in consideration of the sum of Three Thousand and Five Hundred (\$3500) Dollars to me in hand paid by H. E. Daugherty, and the further consideration of the said H. E. Daugherty executing to me. G. W. Smith, his certain five promissory notes of even date herewith numbered from 1 to 5 inclusive, each being for \$500 and becoming due and payable on or before January 1st. of the years 1908, 1909, 1910, 1911 and 1912, bearing interest from date at the rate of eight per centum per annum, and containing the usual clauses of a vendor's lien note, including the attorney's fees clause of ten per centum and the maturity clause provided that all notes shall mature at the election of the holder upon failure to pay either of them or any installment of interest thereon, and each reciting that a vendor's lien was retained in this conveyance to secure their payment; Have Granted, Sold and Conveyed, and by these presents. Do Grant, Sell and Convey unto the said H. E. Daugherty of the County of Williamson and State of Texas, all that certain tracts and parcels of land lying and being situated in Bexar County, Texas, and within the limits of the City of San Antonio, being known as Lots Numbered Ten (10) Eleven (11) and Twelve (12) in Block Numbered Five (5) original City Lot Numbered One Hundred and Twenty-five (125), said lots being bounded on the east by Pinto Street, on the south side of Monterey Street, and on the west side by Lot Number Nine in said Block and on the north by an alley;

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 H. E. Daugherty, his

heirs and assigns, forever. And I do hereby bind myself, my heirs and assigns, to Warrant and Forever Defend all and singular the said premises, unto the said ^{H.E.} Daugherty, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is understood that the vendor's lien is hereby retained against the aforesaid lots and parcels of land until all of the notes aforesaid are paid off and fully discharged when this deed shall become absolute.

In witness whereof I have hereunto signed my name this 7 day of November, A. D. 1906.

The State of Texas)

G. W. Smith

County of Milam.) Before me, the undersigned authority, on this day personally appeared G. W. Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 7 day of November A. D. 1906.

(Seal)

Robt P. Kerr

Notary Public, Milam County, Texas.

Filed for Record Nov. 23rd, 1906 at 11.20 o'clock A. M.

Recorded Nov. 27th, 1906 at 2.10 o'clock P. M.

Lewis Maverick

Deed with Vendor's Lien to Nellie A. Kingsley.

State of Texas)

County of Bexar.) Know all men by these presents, that I, Lewis Maverick, of said State and County, for and in consideration of the sum of Nineteen Hundred (\$1900.00)-Dollars to me paid and secured to be paid by Nellie A. Kingsley, out of her separate funds and estate, as follows; \$500.00 in cash, the receipt of which is hereby acknowledged, and \$1300.00 payable on or before three (3) years after date by said Nellie A. Kingsley and her husband Dr. B. F. Kingsley, at the Alamo National Bank, San Antonio, Texas, with 7 per cent interest per annum, payable from date hereof quarterly at said Bank, said deferred payments being evidenced by the one vendor's lien note of said Nellie A. Kingsley and her husband, Dr. B. F. Kingsley, of even date herewith; said note providing for 10 per cent attorney fees if placed in the hands of an attorney for collection, or if collected by suit, and said vendees having the privilege of paying off \$100.00 of the principal of said note on any date here fixed for the payment of said interest, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Nellie A. Kingsley, of the County of Bexar, in the State of Texas, as her separate property and estate, all those certain lots or parcels of land, lying and being within the City of San Antonio, County of Bexar and State of Texas known as Lots Nos. Four (4) Five (5) and Six (6) in Block 29, New City Block No. 396, said block being bounded on the north by East Park Avenue, on the east by Gillespie Street, on the south by East Evergreen Street and on the west by Paschal Street.

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 Nellie A. Kingsley, her heirs and assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Nellie A. Kingsley, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

But the vendee assumes the payment of all state, county and city taxes for the years

4455207

THE STATE OF TEXAS

Know all Men by these Presents:

County of Bexar

THAT

J. H. C. Daugherty, a single man,

of the County of Williamson

State of Texas

for and in consideration of the sum of

Forty five hundred (\$4500.) DOLLARS,
to me in hand paid by J. M. Taylor, of Bastrop County Texas,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said

of the County of Bastrop

State of Texas

all these certain

Lots, and parcels of land lying and being in Bexar County Texas, within the corporate limits of the City of San Antonio, met by San Pedro Creek known and described as Lots Nos. Ten (10) Eleven (11) and Twelve (12) in Block No. 5, Original City Lot No. 125 said lots being bounded on the east by Pinto Street from the south by Monterey Street, and on the west by Lot No. Nine (9) in said Block No. 5, and on the north by an alley. The said lots being the three city lots set apart to Nannie Dieckman by decree of the District Court of Bexar County, Texas in Cause No 16753, entitled Nannie Dieckman vs. J. M. Dieckman, and being the property conveyed by said Nannie Dieckman to G. M. Smith by general warranty deed on October 1st, 1906, filed for record in the County Clerk's Office in Bexar County Texas, on October 27th, 1906, and recorded in Vol. 262 Page 391, deed records of Bexar County, Texas, and being the same property conveyed to H. C. Daugherty, by general warranty deed in the month of November, 1906, by the above G. M. Smith and filed for record in the office of the County Clerk of Bexar County, Texas, on November, 23rd, 1906.

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

J. M. Taylor his heirs and assigns, forever; and I do hereby bind my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

J. M. Taylor his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof,

WITNESS my hand at San Antonio this 22^d day of November A. D. 1906

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

H. C. Daugherty

THE STATE OF TEXAS

County of Bexar

BEFORE ME,

Walter P. Napier

a notary public

in and for

said

County

said State

on this day personally appeared

H. C. Daugherty known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 23 day of Nov. A. D. 1906



Walter P. Napier, Notary Public, Bexar County

THE STATE OF TEXAS

County of

BEFORE ME,

in and for County on this day personally appeared

wife of known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and the said

wife of the said having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

acknowledged such instrument to be her act and deed, and declared she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this day of A. D. 190



Filed for record the 23 day of Nov. 1906 at 4³⁰ o'clock P. M. and recorded the 27 day of Nov. 1906 at 4³⁰ o'clock P. M.

By Aug. C. Huppertz Deputy.

Frank R. Newton

Clerk, County Court, Bexar County.

THE STATE OF TEXAS

Know all Men by these Presents:

County of Bexar
THAT I, Nannie Dieckman

of the County of Bexar and State of Texas for and in consideration of the sum of Seven Thousand (\$7000) DOLLARS, to me in hand paid by G. W. Smith, the receipt of which is hereby acknowledged

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said

G. W. Smith
of the County of Milam and State of Texas all th ascertain
lots and parcels of land lying and being situated in Bexar County, Texas, and within the corporate limits of the city of San Antonio west of the San Pedro Creek, known and described as Lots numbered Ten (10) Eleven (11) and Twelve (12) in Block number Five, Original City Lot number 125, said Lots being bounded on the East by Pinto Street, on the South by Shoreline Street and on the West by lot number Nine (9) in said Block number Five (5) and on the North by an alley.

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 G. W. Smith his heirs and assigns, forever; and I do hereby bind myself my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said G. W. Smith

his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, The land above described being the three city lots set apart to the said Nannie Dieckman by decree of the District Court of Bexar County in cause number 16783, entitled Nannie Dieckman vs Alf Dieckman. In witness whereof I have hereunto signed my name this 1st day of October A.D. 1906
Nannie Dieckman

THE STATE OF TEXAS

County of Williamson BEFORE ME, the undersigned authority in and for County on this day personally appeared Nannie Dieckman, a feme sole, proven to me upon the oath of L. H. Brewett known to me to be the person whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed. GIVEN under my hand and seal of office, this 1st day of October, 1906



J. V. Morris, Notary Public,
Williamson County, Texas.

THE STATE OF TEXAS

County of _____ BEFORE ME, _____ in and for _____ County _____ on this day personally appeared _____ wife of _____ known to me to be the person whose name _____ subscribed to the foregoing instrument, and _____ acknowledged to me that _____ he _____ executed the same for the purposes and consideration therein expressed, and the said _____ wife of the said _____ having been examined by me privily and apart from her husband, and having the same _____ fully explained to her, she, the said _____ acknowledged such instrument _____ to be her act and deed, and _____ declared she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. GIVEN under my hand and seal of office, this _____ day of _____ A. D. 1906



Filed for record the 27 day of Oct 1906 at 11:40 o'clock A.M., and recorded the 30 day of Oct 1906 at 3:30 o'clock P.M.
By Aug. E. Kuppertz Deputy. Frank R. Denton
Clerk, County Court, Bexar County.

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed with Vendor's Lien

Date: 4th day of April, 2019

Grantor: **Ernesto Elizondo, Jr. and Roberta J. Puente**

Grantor's Mailing Address: 1519 Saunders Avenue, San Antonio, TX 78207

Grantee: **Gretchel Gealogo Brown and Wendell Brown, wife and husband**

Grantee's Mailing Address: 215 South Pinto Street, San Antonio, TX 78207

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **Citizens Bank, N.A** in the principal amount of \$172,800.00. The note is secured by a first and super vendor's lien and superior title retained in this deed in favor of **Citizens Bank, N.A**, and by a first-lien deed of trust of even date from Grantee to Scott R. Valby, Trustee. **Citizens Bank, N.A**, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **Citizens Bank, N.A** and are transferred to **Citizens Bank, N.A** without recourse against Grantor.

Property (including any improvements): **A 0.26 ACRE TRACT LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SOUTH 109.75 FEET OF LOTS 11 AND 12, BLOCK 5, NEW CITY BLOCK 2338, COMMONLY KNOWN AS 215 SOUTH PINTO STREET, SAN ANTONIO, TEXAS, BEING THE SAME TRACT AS DEEDED FROM IRENE CHAVEZ, F/K/A/ IRENE CHAVEZ TEJEDA, TO ERNESTO ELIZANDO, JR., A SINGLE PERSON, AND ROBERTA J. PUENTE, A SINGLE PERSON, IN DOCUMENT NO. 20070149092, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING at a capped ½" iron rod set in the westerly R.O.W. line of Pinto St. (A/K/A S. Pinto St., a 55.6 foot R.O.W.) for the northeast corner of the herein described tract, the southeast corner of a tract known as the North 45' of said Lot 11 and Lot 12, Block 6, N.C.B. 2338, from which a ½" iron rod is found bearing N 06°11'11" E, 64.49 feet and N 30°20'42" W, 0.47 feet for reference;

THENCE along and with said R.O.W. line, S 06°11'11" W, 109.75 feet (called 109.75 feet, per NCB Map) to a point of reference for the southeast corner of the herein described react, the southeast corner of said Lot 12, the intersection of the westerly R.O.W. line of said Pinto St. and the northerly R.O.W. line of Monterey St. (a 55.6' R.O.W.), from which a

fence corner post is found bearing N 66°21'14" E, 0.88 feet for witness;

THENCE along and with the northerly R.O.W. line of said Monterey St., same being the south line of the herein described tract, N 84°15'09" W, 102.95 feet (102.72 feet) to a capped ½" iron rod set for the southwest corner of the herein described tract, the southwest corner of said Lot 11, the southeast corner of Lot 10;

THENCE along the common line of said Lots 10 and 11, same being the west line of the herein described tract, N 06°11'11" E, 109.75 feet (109.75 feet) to a capped ½" iron rod set for the northwest corner of the herein described tract, the southwest corner of said North 45' of Lots 11 and 12 Tract;

THENCE into and across said Lots 11 and 12, same being the north line of the herein described tract, S 84°15'09" E, 102.95 feet (102.72 feet) to the POINT OF BEGINNING and containing 0.26 acres, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2019 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

Ernesto Elizondo Jr. by Roberta Jo Puente Attorney in Fact

Ernesto Elizondo Jr. by and through
Roberta Jo Puente, his Attorney-In-
Fact

RJ Puente
Roberta J. Puente

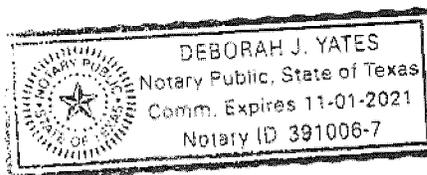
STATE OF TEXAS
COUNTY OF BEXAR

Before me, a Notary Public, on this day personally appeared Roberta J. Puente, Individually and on the behalf of Ernesto Elizondo Jr., his Attorney-In-Fact known to me or proved to me through PHOTO ID to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of April, 2019.

Deborah J. Yates

Notary Public Signature



After recording, please return to:
Gretchel Gealogo Brown
215 South Pinto Street
San Antonio, TX 78207

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190061114
Recorded Date: April 05, 2019
Recorded Time: 8:15 AM
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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 4/5/2019 8:15 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk