

HISTORIC AND DESIGN REVIEW COMMISSION
November 18, 2020

HDRC CASE NO: 2020-467
ADDRESS: 403 MONTANA
LEGAL DESCRIPTION: NCB 604 BLK B LOT 9 & W 26.04FT OF 10
ZONING: AE-2
CITY COUNCIL DIST.: 2
APPLICANT: OFFICE OF HISTORIC PRESERVATION
OWNER: JAGATH SANTHA
TYPE OF WORK: Recommendation for Historic Landmark Designation

REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 403 Montana.

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.

FINDINGS:

- a. On September 2, 2020, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 403 Montana. On October 8, 2020, City Council approved Resolution 2020-10-08-0045R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation is required from the HDRC.
- b. 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.
- c. City Council has the ultimate authority to approve the historic designation zoning overlay. A recommendation from HDRC will be forwarded to City Council.
- d. 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 that the Historic and Design Review Commission recommend approval of historic landmark designation of 403 Montana based on finding a.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



December 10, 2019

1:500

drawGraphics_poly

 User drawn polygons

 CoSA Addresses

 Community Service Centers

 Pre-K Sites

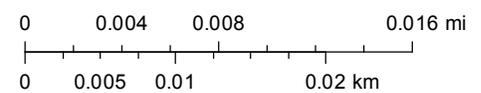
 CoSA Parcels

 BCAD Parcels

 Recorded Plats

 Preliminary Plats

 CoSA City Limit Boundary



CoSA



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

September 2, 2020

HDRC CASE NO: 2019-736
ADDRESS: 403 MONTANA
LEGAL DESCRIPTION: NCB 604 BLK B LOT 9 & W 26.04FT OF 10
APPLICANT: Office of Historic Preservation - 839966 PO Box
OWNER: Jagath Santha - 451 E Rampart

REQUEST:

The Office of Historic Preservation requests a finding of historic significance for the property located at 403 Montana.

FINDINGS:

- a. On November 6, 2019, a demolition application was submitted to the Office of Historic Preservation by Hector Martinez on behalf of the property owner of the structure at 403 Montana, located in the Alamodome Gardens neighborhood of District 2. OHP staff researched the property to determine eligibility during the 30-day review period provided by UDC 35-455. OHP staff sent the property owner written notice of eligibility by both post and email on November 27, 2019.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. DEMOLITION AND DESIGNATIONS COMMITTEE: The Demolition & Designation Committee (DDC) held a site visit on December 11, 2019. Notes from the visit are included in the case file.
- d. CASE HISTORY: This case was initially placed on the December 18, 2019, HDRC agenda. The property owner withdrew his request to demolish to explore other options. To accommodate, OHP staff agreed to pause their request for a finding of historic significance. City suspension of public hearings due to COVID-19 further delayed the case; staff notified the property owner of this delay by email on March 30, 2020. Staff reached out to the property owner starting June 1, 2020, to confirm a date for this hearing.
- e. HISTORIC CONTEXT: The property at 403 Montana is a one-and-a-half-story Queen Anne residence built in 1897 for Nicholas Lee Petrich of Petrich-Saur Lumber and designed by Frederick Bowen Gaenslen. It is located in the Alamodome Gardens neighborhood of City Council District 2. Jagath Santha currently owns the property. Staff has identified Alamodome Gardens as an eligible local historic district. Nicholas Lee Petrich, who went by N. Lee Petrich, founded the Petrich-Saur Lumber Company in 1907 and served as its first president. Petrich remained president of the lumber company until his death in 1933. Petrich-Saur Lumber remained in business until 1976. Frederick Bowen Gaenslen, a noted practitioner of Romanesque ecclesiastical architecture, was commissioned in the design of many Catholic churches and related buildings in Texas. Born in San Antonio, Gaenslen began practicing architecture in San Antonio in 1894 with his cousin Francis J. Bowen before starting his own practice in 1897. He was active until about 1931. Examples of his work in San Antonio include the chapel at Incarnate Word (1907); Our Lady of the Lake Convent (1907); St. Anthony Catholic School (1909); St. Gerard's church, rectory, and school (1921-22); and St. Mary's Catholic Church (1924). The house at 403 Montana represents an early example of Gaenslen's work in San

Antonio. The house includes many characteristics of the Queen Anne style, namely heavy turned columns with solid spandrels on the porch, an asymmetrical façade, shingles and other decorative exterior finishes “to avoid smooth-walled appearance,” a recessed upper-floor porch, brackets accentuating overhangs, and a second-story porch over entry.

f. **SITE CONTEXT:** The property at 403 Montana is a one-and-a-half-story Queen Anne residence built in 1897. It is located in the Alamodome Gardens neighborhood of City Council District 2. It is located on the southwest corner of a block bounded to the south by Montana St, the west by S Mesquite, the north by Omaha St, and the west by S Hackberry. The immediate area is largely residential, but both the Alamodome and the Tower of the Americas are visible from the intersection next to the subject structure. The corner south of the subject structure is vacant. Sidewalks are set directly next to the road, with setbacks ranging from roughly six feet to more than 10 feet.

g. **ARCHITECTURAL DESCRIPTION:** The house has a Dutch hip roof with intersecting gables and dormers with returns; the material is composition shingle. Windows are primarily one-over-one wood sash, with fixed divided-lite window at the west end of the front porch. Many windows retain their one-over-one wood screens. The first story is clad in wood lap siding; the upper story is clad in wood shingles. The southern/primary elevation has a prominent central mass consisting of a second-story porch over the entry, which is recessed in a porch with heavy turned columns with solid spandrels. A dormer with a clipped gable extends to the east, giving the historic mass of the house an asymmetrical appearance. The west end of the house includes two single-story additions; phases are marked by a vertical break in the west elevation, with the northwestern addition protruding slightly. The west gable is divided in half and closed at the top with returns at the bottom. The rear porch, with heavy turned columns and a balustrade with turned balusters, has been partially screened in. The upper story has a small dormer at center, with a larger asymmetrical dormer to the west. Character-defining features of 403 Montana include an asymmetrical façade; a Dutch hip roof with intersecting gables and dormers; one-over-one wood windows with screens (where present) and a fixed divided-lite window on the front porch; heavy turned columns, balustrades, and solid spandrels where present on all porches; a second-story porch over entry; and shingle cladding on the upper story with lap siding on the first story.

h. **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):

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; the house was built for Nicholas Lee Petrich, founder and first president of Petrich-Saur Lumber Company.

4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation; the house is an early example of the work of prominent local architect Frederick Gaenslen, who practiced from 1894 to about 1931.

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; 403 Montana is an example of a Queen Anne-style residence.

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; Alamodome Gardens, historically known as Historic Gardens, has been identified by staff as an eligible local historic district.

l. 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.

j. 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.

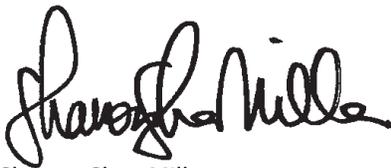
k. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and direction to process a request on behalf of the HDRC to City Council to consider a resolution to initiate designation of 403 Montana based on findings a through h.

COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name being the most prominent.

Shanon Shea Miller
Historic Preservation Officer

RESOLUTION **2020-10-08-0045R**

TO INITIATE HISTORIC LANDMARK DESIGNATION FOR 403 MONTANA, LOCATED IN CITY COUNCIL DISTRICT 2, AND TO WAIVE THE APPLICATION FEES, TOTALING \$842.70.

* * * * *

WHEREAS, the City's historic preservation program is designed to preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which impart a distinct aspect to the City and serve as visible reminders of the City's culture and heritage; and

WHEREAS, on September 2, 2020, the Historic and Design Review Commission identified the structure located at 403 Montana, located in the Alamodome Gardens Neighborhood of City Council District 2, as having Historic Significance; and

WHEREAS, City Council seeks to initiate historic landmark designation of 403 Montana, San Antonio, Texas in accordance with Texas Government Code Chapter 211 and City Code of San Antonio, Texas, Chapter 35, Unified Development Code; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. City Council directs City staff to initiate historic landmark designation of the property located at 403 Montana, San Antonio Texas 78203, and waive all related application fees, totaling \$842.70.

SECTION 2. This Resolution shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

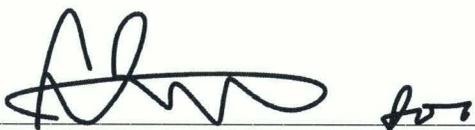
PASSED AND APPROVED this 8th day of October 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

October 08, 2020

Item: 15

Enactment Number:

File Number: 20-5606

2020-10-08-0045R

Resolution to initiate historic landmark designation for 403 Montana and waive application fees totaling \$842.70. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember Roberto C. Treviño made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

Absent: 1 Perry



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 403 Montana

1. Application Details

Applicant: Office of Historic Preservation

Type: Historic Landmark Designation

Date Received: 27 November 2019

2. Findings

The property at 403 Montana is a one-and-a-half-story Queen Anne residence built in 1897 for Nicholas Lee Petrich¹ of Petrich-Saur Lumber and designed by Frederick Bowen Gaenslen.² It is located in the Alamodome Gardens neighborhood of City Council District 2. Jagath Santha currently owns the property.

Historic Gardens, now known as Alamodome Gardens, is located on San Antonio's near Eastside, east of the Denver Heights and Highland Park neighborhoods and just a block east of the Alamodome parking lot. East San Antonio was platted in the latter half of the 19th century, with most subdividing and development occurring from the late 1800s through the 1940s. The expansion of the highway system in the United States in the 1950s and 60s as well as revitalization projects through the decades have resulted in significant loss of historic fabric related to black culture in San Antonio. Construction of the Alamodome began in 1990 on the site of Alamo Iron Works;³ after its completion, the neighborhood identified itself as Alamodome Gardens Neighborhood Association. Staff has identified Alamodome Gardens as an eligible local historic district.

Nicholas Lee Petrich, who went by N. Lee Petrich, founded the Petrich-Saur Lumber Company⁴ in 1907⁵ and served as its first president.⁶ The company was responsible for numerous houses and neighborhoods during San Antonio's building boom in the 1920s. Petrich planned the development of the 2100 block of Gramercy place and also contributed homes to Woodlawn Park.⁷ Petrich remained president of the lumber company until his death in 1933.⁸ Petrich-Saur Lumber remained in business until 1976.⁹

Frederick Bowen Gaenslen, a noted practitioner of Romanesque ecclesiastical architecture, was commissioned in the design of many Catholic churches and related buildings in Texas. He was born in San Antonio and graduated from St. Mary's College before attending MIT, where he studied architecture. He began practicing architecture in San Antonio in 1894 with his cousin Francis J. Bowen before starting his

¹ Light Flashes (notices). "N. L. Petrich has acquired a permit to build a dwelling at the corner of Mesquite and Montana streets, Ward 7, to cost \$1,000." *San Antonio Daily Light*, Wednesday, 25 August 1897, p. 6.

² Mechanics and Builders Lien: Nicholas Lee & Mary Petrich to John E. Martin. 10 May 1897, VI, p. 6.

³ Gerlach, Jeremy T. "Denver Heights struggles for renewal in shadow of Alamodome." mySA. Accessed 29 July 2019.

⁴ "Petrich Funeral Set." *San Antonio Light*, Sunday, 12 June 1949, p. 3-D.

⁵ "After 68 years, Petrich-Saur Lumber Company, 104 Lamar Street, is closing its doors!" (ad). *San Antonio Express*, Thursday, 18 December 1975, p. 2-F.

⁶ "Petrich Funeral Set." *San Antonio Light*, Sunday, 12 June 1949, p. 3-D.

⁷ "Petrich Announces Block of \$25,000 Homes for Woodlawn Park." *San Antonio Light*, Sunday, 20 May 1928, Part seven, p. 2.

⁸ "Lumberman Dies of Rifle Shot." *San Antonio Express*, Monday morning, 1 January 1934, p. 14.

⁹ "Complete Liquidation, Petrich-Saur Lumber Co." (ad). *San Antonio Express-News*, Wednesday, 11 February 1976, p. 29.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

own practice in 1897. He was active until about 1931. Examples of his work in San Antonio include the chapel at Incarnate Word (1907); Our Lady of the Lake Convent (1907); St. Anthony Catholic School (1909); St. Gerard's church, rectory, and school (1921-22); and St. Mary's Catholic Church (1924).¹⁰ The house at 403 Montana represents an early example of Gaenslen's work in San Antonio. Gaenslen died in 1941.¹¹

A Sanborn Fire Insurance map from 1904, the first year the block was included in the maps, shows the original footprint of the residence, which included a stable at the northwest corner of the parcel. The stable is no longer present. The map confirms the presence of an addition and one modification to the home: the single-story mass along the west side of the home appears to have been added in two phases, and the eastern half of the rear porch has been enclosed. Staff also identified another addition and two modifications to historic fabric during a site visit: an enclosed staircase was added to the east end of the patio; the east-facing dormer was extended, identifiable by a change in cladding material from shingle to wood lap; and the second-story porch on the primary elevation was enclosed, though the balustrade appears original. Staff was unable to confirm when the additions and modifications were made. Further research may reveal more information.

The house includes many characteristics of the Queen Anne style, namely heavy turned columns with solid spandrels on the porch, an asymmetrical façade, shingles and other decorative exterior finishes "to avoid smooth-walled appearance," a recessed upper-floor porch, brackets accentuating overhangs, and a second-story porch over entry.¹²

3. Architectural Description

The property at 403 Montana is a one-and-a-half-story Queen Anne residence built in 1897. It is located in the Alamodome Gardens neighborhood of City Council District 2. It is located on the southwest corner of a block bounded to the south by Montana St, the west by S Mesquite, the north by Omaha St, and the east by S Hackberry. The immediate area is largely residential, but both the Alamodome and the Tower of the Americas are visible from the intersection next to the subject structure. The corner south of the subject structure is vacant. Sidewalks are set directly next to the road, with setbacks ranging from roughly six feet to more than 10 feet. A red concrete sidewalk leads from the right of way to the front door of the property, with a thinner sidewalk to the west leading to an alternate entrance set in an addition to the residence. The backyard is fenced in chain link with a gate at the end of a driveway coming off Mesquite. North of the driveway is a pedestrian gate leading to a red concrete staircase and another door with stoop on the west end of the house. The house has an old-growth tree in the backyard and a large palm tree in the front yard near the southwest corner of the structure.

The house has a Dutch hip roof with intersecting gables and dormers with returns; the material is composition shingle. Windows are primarily one-over-one wood sash, with fixed divided-lite window at the west end of the front porch. Many windows retain their one-over-one wood screens. The first story is clad in wood lap siding; the upper story is clad in wood shingles. The southern/primary elevation has a prominent central mass consisting of a second-story porch over the entry, which is recessed in a porch with heavy

¹⁰ Recorded Texas Historic Landmark Markers: 2008 Official Texas Historical Marker Sponsorship Application Form. St. Anthony School, 205 W. Huisache, San Antonio, TX 78212

¹¹ "F. B. Gaensler [sic] Rites Planned." *San Antonio Light*, Tuesday, 28 January 1941, p. 10-B.

¹² McAlester, Virginia. *A Field Guide to American Houses: The definitive guide to identifying and understanding America's domestic architecture*. Knopf, 2015, p. 344-46.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

turned columns with solid spandrels. The partial porch extends to the east. A dormer with a clipped gable extends to the east, giving the historic mass of the house an asymmetrical appearance. The west end of the house includes two single-story additions; phases are marked by a vertical break in the west elevation, with the northwestern addition protruding slightly. The west gable is divided in half and closed at the top with returns at the bottom.

The rear porch, with heavy turned columns and a balustrade with turned balusters, has been partially screened in. A rear entrance is located on the west side of the porch. The upper story has a small dormer at center, with a larger asymmetrical dormer to the west.

Character-defining features of 403 Montana include:

- Asymmetrical façade
- Dutch hip roof with intersecting gables and dormers
- One-over-one wood windows with screens (when present) and fixed divided-lite window on front porch
- Heavy turned columns, balustrades, and solid spandrels where present on all porches
- Second-story porch over entry
- Shingle cladding on upper story with lap siding on the first story

4. Landmark Criteria

403 Montana meets the following criteria under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for Nicholas Lee Petrich, founder and first president of Petrich-Saur Lumber Company.
- **4: Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;** the house is an early example of the work of prominent local architect Frederick Gaenslen, who practiced from 1894 to about 1931.
- **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;** 403 Montana is an example of a Queen Anne-style residence.
- **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;** Alamodome Gardens, historically known as Historic Gardens, has been identified by staff as an eligible local historic district.

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 403 Montana meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 403 Montana. Further research may reveal additional significance associated with this property.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Staff finds the two-phase addition to the west end of the house, the addition to the east-facing dormer (the section without shingles), the second-story porch enclosure, and the staircase west of the rear porch noncontributing to the eligible landmark.



Primary/south elevation; the shed-roofed mass to the left is considered noncontributing by staff.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



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West elevation

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Rear/north elevation

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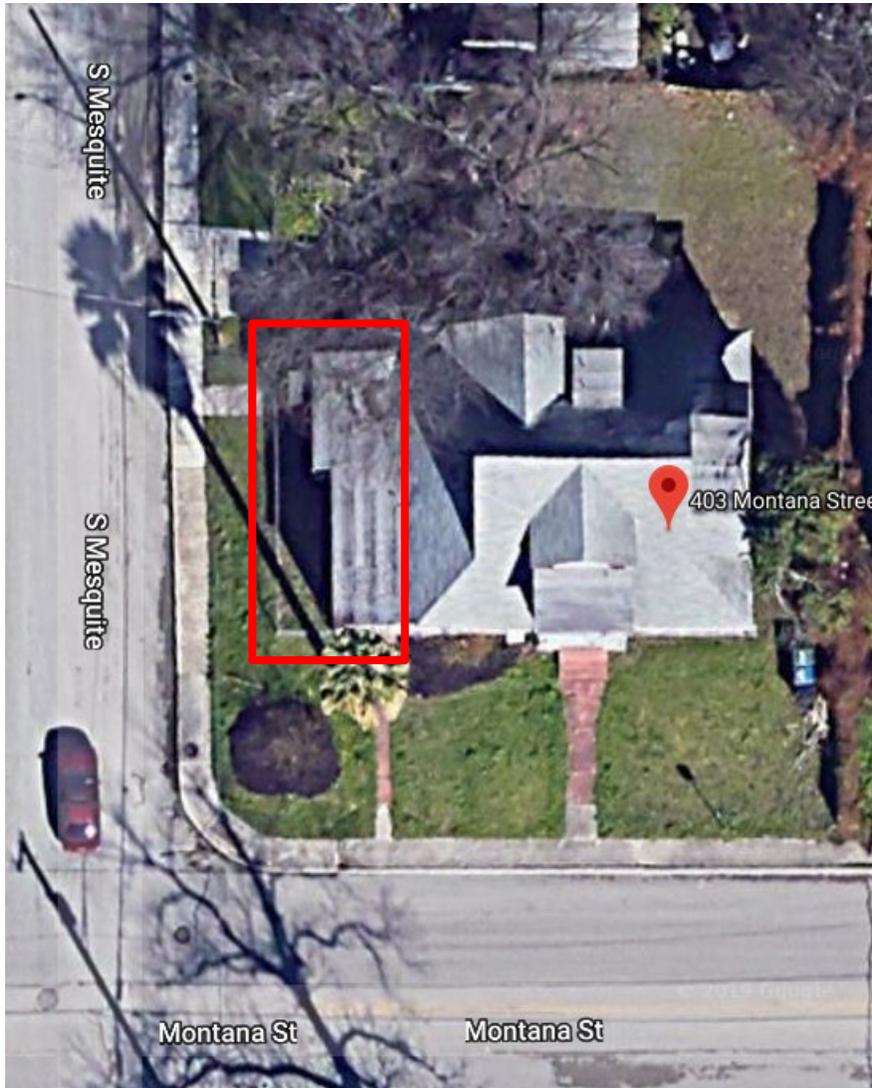
East elevation

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*Portion of west elevation staff considers noncontributing to the eligible landmark.
Image captured from Google street view, accessed 10 December 2019.*

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stolen this morning.
—N. L. Petrich has secured a permit to build a dwelling at the corner of Mesquite and Montana streets, Ward 7, to cost \$1,000.
—Mayor Callaghan was busy inter-

Notice of building permit issued to N. L. Petrich, San Antonio *Daily Light*, Wednesday, 25 August 1897, p. 6.

MONDAY MORNING, JANUARY 1, 1934

KILLED — Nicholas Lee Petrich, 62, shown below, was accidentally shot and killed Sunday with his own rifle while hunting at a lodge 18 miles north of San Antonio.



**LUMBERMAN DIES
OF RIFLE SHOT**

**Nicholas Lee Petrich, 62,
Hunting Accident Victim
Last Day of Season**

Nicholas Lee Petrich, 62, lumberman, was accidentally shot to death Sunday at 10 a. m., while with six other men, taking advantage of the last day of the deer hunting season, at their hunting club 18 miles north of San Antonio off the Blanco Road.

The men were coming into camp, and as Petrich was somewhat delayed, Alex Thomas and Homer Rogers went out to investigate, and found him standing between wires of a fence dead.

Barbs of one of the wires had become fastened in his trousers, and it is believed efforts to free himself from the barbs caused the accidental discharge of his high-powered rifle. The bullet pierced his neck, and although he was near camp, he was unable to call to his hunting companions.

Other members of the hunting party were Martin Landsley, Roy Campbell, former customs collector here; Henry C. McDavitt, former assistant superintendent of the Petrich-Sauer Lumber Company, of which N. Lee Petrich was president, and Allen Wadley.

Funeral arrangements will be announced later by Porter Loring. N. L. Petrich was a native San Antonian, son of Nicholas Petrich, who died 19 years ago, and Mrs. Appolonia Petrich, who died two years ago.

Survivors are, his widow, Mrs. Mary Petrich; a sister, Miss Eva Petrich; three brothers, William R. Petrich, John R. Petrich and Cecil H. Petrich, also six nephews and three nieces.

N. L. Petrich's obituary, San Antonio *Express*, Monday morning, 1 January 1934, p. 14.

**RAINFALL THIRD
BELOW NORMAL**

**Year Also Shows 3 Degrees
A Day of Excess Temperature**

San Antonio rainfall during 1933 was over one-third below the long-time average, according to the U. S. Weather Bureau, indicating why the range country of South and West Texas is in distress. Several times during the year rain was recorded here when parts of the

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Petrich Funeral Set

Mrs. Mary P. Petrich, 76, of 516 Nolan st., died Saturday.

She was the widow of N. Lee Petrich, founder and first president of the Petrich-Saur Lumber co.

A native of Oakland, Miss., she had resided in San Antonio 70 years. She was a member of St. Mary's Catholic church and the Queen's Daughters. She was widely known for her charity works.

Funeral services will be held at 9 a. m. Tuesday at St. Mary's church with interment in St. Mary's cemetery under direction of Zizik-Kearns Funeral home.

She is survived by a brother, Benjamin A. Pfeffering; nephews, Claude E. King Jr., Robert C. H. Lee and W. Cyril Petrich, all of San Antonio, and J. Ellis Petrich, New Orleans; and nieces, Blanche Elise Petrich and Anita Louise Petrich.

Mary Petrich's obituary, stating that N. Lee Petrich was president and founder of Petrich-Saur Lumber Co. San Antonio *Light*, Sunday, 12 June 1949, p. 3-D.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

FRONT DOORS
THAT LEAD INTO THE ATTRAC-
TIVE HOMES OF SAN ANTONIO
ARE THE INDIVIDUALLY PATTERNED
Petrich-Saur Front Doors

These doors attract widespread admiration wherever they are placed.
If you will come to our door show room at 104 Lamar Ave we will take great pleasure in showing you the entire line.

Petrich-Saur Lumber Co.
Chestnut and 104 Lamar

Ad in San Antonio *Light*, Tuesday, 7 March 1911, p. 6.

COMPLETE LIQUIDATION
PETRICH-SAUR Lumber Co.
104 Lamar St.—San Antonio, Texas
Saturday—February 14—10 AM
SALE CONDUCTED BY
H. & K. AUCTION LIQUIDATORS
Box 40, Adkins, Texas
Call 222-0403 or 223-6371 for more information
or see this Column Friday for Detailed Listing

Ad in San Antonio *Express-News*, Wednesday, 11 February 1976, p. 29.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

any by the river. Both boys are expected to anchor the cord to the ground.

F. B. GAENSLER RITES PLANNED

Funeral services were arranged Tuesday for Fred Bowen Gaensler, 71, 101 Third street, retired San Antonio architect, who died at his home late Monday.

Mrs. Gaensler told police her husband had complained of being ill all Monday afternoon. She said he was sitting in their apartment playing cards when he suddenly slumped in his chair.

Mrs. Gaensler called a fire department inhalator squad, which worked over the body 30 minutes. A physician from Robert B. Green hospital pronounced him dead.

Rosary will be recited at the Zizik-Kearns Funeral home at 7:30 p. m. Tuesday, with services Wednesday at 8:45 a. m. at the home and at 9 a. m. at St. Mary's Catholic church. Requiem mass will be offered by the Rev. Charles Haas. Interment will follow in San Fernando cemetery.

Survivors include the widow, Mrs. Neva Gaensler; daughter, Mrs. James M. Morrow of Houston; sisters, Mrs. Mary C. Wagenfehr and Miss Bessie Gaensler, both of San Antonio; brother, George R. Gaensler of San Antonio, and two grandsons, William and James Morrow Jr. of Houston.

Gaensler was a life-long resident of San Antonio.

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Frederick Bowen Gaensler's obituary. San Antonio Light, Tuesday, 28 January 2941, p. 10-B.

Bexar CAD

Property Search Results > 106412 SANTHA JAGATH M for Year 2020

Tax Year:

Property

Account

Property ID:	106412	Legal Description:	NCB 604 BLK B LOT 9 & W 26.04FT OF 10
Geographic ID:	00604-002-0090	Zoning:	AE-2
Type:	Real	Agent Code:	3059596
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	OP(OPEN PROTEST)
Informal Date:	
Formal Date:	

Location

Address:	403 MONTANA ST SAN ANTONIO, TX 78203	Mapsco:	617A6
Neighborhood:	S. OF COMMERCE TO M.L.K. (SA	Map ID:	
Neighborhood CD:	57101		

Owner

Name:	SANTHA JAGATH M	Owner ID:	3194564
Mailing Address:	120 E HIGHLAND BLVD SAN ANTONIO, TX 78210	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$59,880	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$77,400	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$137,280	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$137,280	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$137,280	

Taxing Jurisdiction

Owner: SANTHA JAGATH M

% Ownership: 100.0000000000%

Total Value: \$137,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$137,280	\$137,280	\$32.49	
08	SA RIVER AUTH	0.018580	\$137,280	\$137,280	\$25.51	
09	ALAMO COM COLLEGE	0.149150	\$137,280	\$137,280	\$204.75	
10	UNIV HEALTH SYSTEM	0.276235	\$137,280	\$137,280	\$379.21	
11	BEXAR COUNTY	0.277429	\$137,280	\$137,280	\$380.85	
21	CITY OF SAN ANTONIO	0.558270	\$137,280	\$137,280	\$766.40	
57	SAN ANTONIO ISD	1.502300	\$137,280	\$137,280	\$2,062.36	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$137,280	\$137,280	\$0.00	
SA011	San Antonio TIF #11 Inner City	0.000000	\$137,280	\$137,280	\$0.00	
Total Tax Rate:		2.805632				
					Taxes w/Current Exemptions:	\$3,851.57
					Taxes w/o Exemptions:	\$3,851.57

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	2853.0 sqft	Value: \$59,880
------------------------	-------------	-------------	----	--------------	-------------	-----------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1900	1907.0
ENC	Enclosure	A - NO		1900	128.0
OP	Attached Open Porch	A - NO		1900	120.0
OP	Attached Open Porch	A - NO		1900	96.0
OP2	Attached 2nd story porch	A - NO		1900	100.0
LA2	Living Area 2nd Level	A - WS		1900	946.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1723	7505.00	79.00	95.00	\$77,400	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$59,880	\$77,400	0	137,280	\$0	\$137,280
2019	\$159,390	\$61,920	0	221,310	\$139,319	\$81,991
2018	\$134,090	\$61,920	0	196,010	\$121,473	\$74,537
2017	\$104,290	\$33,440	0	137,730	\$69,969	\$67,761

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/9/2019	GWD	General Warranty Deed	REITHE LLC	SANTHA			20190206253

JAGATH M

2	6/27/2019	GWD	General Warranty Deed	LONG GLEN CAROL	REITHE LLC	20190123169
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2021 data current as of Oct 12 2020 1:29AM.

2020 and prior year data current as of Oct 9 2020 7:21AM

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

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



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

27 November 2019

Jagath Santha
451 E Pampart
San Antonio, TX 78216

RE: Eligibility for Historic Designation for 403 Montana

Mr. Santha,

Your property at 403 Montana has been identified by the Office of Historic Preservation (OHP) as a significant historic structure and is eligible for local landmark designation. Local landmarks are properties that are recognized by the City of San Antonio for their architectural, historical, and/or cultural significance. By designating your property as a landmark, you will become eligible for historic tax incentives and will continue your stewardship of the significant historic property you own.

The Historic and Design Review Commission will consider a finding of historic significance for this property at their public meeting on December 18, 2019. The meeting will be held in the Board Room on the first floor of the Development Services Building, 1901 S Alamo, San Antonio, TX 78204. The meeting time has not yet been set, so staff will confirm with you once that has been determined.

403 Montana is a Queen Anne-style residence built in 1897 for N. Lee Petrich of Petrich-Saur Lumber and designed by prominent San Antonio architect Frederick Gaenslen. Gaenslen, a noted practitioner of Romanesque ecclesiastical architecture, was commissioned in the design of many Catholic churches and related buildings in Texas; examples of his work in San Antonio include the chapel at Incarnate Word, St. Gerard's, and St. Mary's Catholic Church. While research on the significance of each element is ongoing, this property meets landmark criteria 3, 4, 5, and 13, as defined in the Unified Development Code (Section 35-607).

The City of San Antonio seeks to protect properties determined to be eligible for historic designation by providing temporary safeguards as soon as a determination of eligibility is made by the Historic Preservation Officer. Per UDC Section 35-453, this letter serves as official notice of eligibility, and thus the property is subject to interim design controls as defined in the UDC for the lesser of 180 days of this notification or action by City Council on the recommendation for designation. During this period, if you wish to perform any work on the exterior of this property, written approval from the Office of Historic Preservation is required.

The landmark designation process is defined by UDC Section 35-606 and requires a hearing by the Historic and Design Review Commission, the Zoning Commission, and City Council. Local landmarks receive an "H" zoning overlay and all exterior changes are subject to design review per the Historic Design Guidelines. The City of San Antonio offers a Substantial Rehabilitation Tax Incentive for work completed on local landmarks. OHP periodically offers rehabilitation for historic properties through programs such as S.T.A.R. and Rehabarama; visit our website at www.sapreservation.com or call our office at 210-207-0035 to learn more.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

OHP staff will help you navigate the designation process. Please reach out to case manager Jessica Anderson, jessica@SApreservation.com or (210) 207-7984, if you have any questions about this notice or the landmark designation case. We look forward to working with you to preserve this important cultural resource.

Sincerely,

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Director and Historic Preservation Officer
Office of Historic Preservation

Photos provided by owner



Photos provided by owner



Photos provided by owner



SAN ANTONIO PRINTING CO., Printers, Stationers and Blank Book Manufacturers.

The State of Texas,

County of Bexar

Know All Men by These Presents:

That J. John Steven Assignee "San Antonio Building Supply Co"

of the County of Bexar and State of Texas in consideration of the sum of Seven Hundred ²⁰/₁₀₀ DOLLARS, to me in hand paid by

of the County of Bexar and State of Texas, the receipt of which is hereby acknowledged, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell and Convey unto the said

and assigns, the following described property, to-wit: Lot No Nine (9) and Ten (10) Block Eight (8) Division "B" of subdivision of the City of San Antonio, County of Bexar State of Texas, said lots each fronting (52 ⁹/₁₆) feet on Montana Street, and running back parallel with Mesquite Street (94 ⁷/₁₆) ninety four ⁷/₁₆ feet

together with all and singular, the rights, members, improvements, hereditaments and appertenances to the same belonging or in any wise appertaining. To Have and to Hold, all and singular, the premises above mentioned, unto the said N. L. Petrich heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises, unto the said N. L. Petrich heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand at San Antonio Bexar Co. Texas this 4th day of March A. D. 1897
J. John Steven Assignee San Antonio Building Supply Company

The State of Texas,

County of Bexar

BEFORE ME, James P. Carl a Notary Public

in and for said County and State, on this day personally appeared John J. Stevens known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed. Assignee of the San Antonio Building Supply Company

SEAL 1543 Vol 3.

GIVEN under my hand and seal of office, this 5th day of March A. D. 1897
James P. Carl
Notary Public Bexar County Texas

The State of Texas,

County of _____

BEFORE ME,

in and for _____ County and State, on this day personally appeared _____ wife of _____ 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 that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

SEAL

GIVEN under my hand and seal of office, this _____ day of _____ A. D. 189 _____

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 4th day of March A. D. 1897, with the Certificate of Authentication, was filed for record in my office, this 6th day of March A. D. 1897, at 11 o'clock A M., and duly recorded the 16th day of March A. D. 1897, at 11 o'clock A M. in the Records of said County, in Vol. No. 155, on page No. 496

SEAL

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
Clerk County Court, Bexar County.
Juan C. Barroca Deputy.

whereof witness my hand and official seal at
office this 22nd day of May A.D. 1897.

 Seal) Glad W. Smith County Clerk Bexar County Texas
 By John Staffenbeck Deputy

Nicholas Lee & Mary Petrich M + B. L. to John E. Martin

State of Texas | This Agreement, Made and entered
County of Bexar into this 10th day of May A.D. 1897,
by and between Nicholas Lee Petrich and Mary
Petrich his wife, of the County of Bexar State of
Texas, party of the one part hereafter styled owners
and John E. Martin of the County of Bexar State of
Texas, party of the other part, hereafter styled
Contractor.

Witnesseth, That for and in Consideration of the
Mutual Covenants, Agreements and Stipulations herein
contained, the said John E. Martin Contractor hereby
agrees and binds himself to build, erect, Construct
and Complete, in a good and workmanlike manner
according to the plans and Specification therefor,
furnished by F. B. Gauelew and made a part of this
Contract, a 2 story frame house of 7 rooms upon
the following described Real estate, Situate in the
City of San Antonio County of Bexar and State
of Texas, to-wit:

Lots nine (9) & ten (10) Block Eight (8) Division
B of Subdivision of the City of San Antonio Bexar Co
Texas said lot fronts 52 $\frac{7}{8}$ ft each on Montana
St & Run back parallel with Mesquite St 94 $\frac{75}{100}$ ft
for depth —

Said John E. Martin Contractor, agrees to furnish all
the labor and material for the Construction of said
house, and to Construct and deliver same to the
said owners within 60 days from the date of these
presents, free and clear of all liens, Claims or encumbrances

of any kind except as herein provided.

In consideration of the premises, and the said agreement of the said Jno. E. Martin Contractor, to so build and erect said house as aforesaid, the said Nicholas Lee Petrich & Mary Petrich owners as aforesaid, hereby agree to pay the said Jno. E. Martin Contractor, the sum of Two thousand three hundred + $\frac{00}{100}$ Dollars, as follows: Eight hundred + $\frac{00}{100}$ Dollars on the 30th day of May 1897 and One thousand five + $\frac{00}{100}$ Dollars on the 12th day of July 1897. Said sum of One thousand five hundred + $\frac{00}{100}$ Dollars, so to be paid on said 12th day of July 1897, being evidenced by the certain promissory note of said Nicholas Lee Petrich & Mary Petrich owners, of even date herewith, payable to the said Jno. E. Martin Contractor or order on July 12th 1897 and bearing interest at the rate of Ten per Cent per Annum, payable Monthly on the last Saturday of each and every month, and providing that if default be made in the payment of any installment of interest thereon for six months after same becomes due, the whole principal, and interest thereon accrued, shall, at the option of the holder of said note, become immediately due and payable, said note retaining an express Mechanic's, Material Man's laborer's, builder's and Contractor's lien on the real estate above described and the improvements thereon and to be erected thereon, and providing further that said Nicholas Lee Petrich & Mary Petrich owners, will pay an additional per Cent on full amount due as an attorney's fee, if said note is placed in the hands of an attorney for collection.

And the said Nicholas Lee Petrich & Mary Petrich owners, hereby grant and give to said Jno. E. Martin Contractor, his Successors or assigns, an express Mechanic's, Material Man's, builder's and Contractor's

lien on said land and all improvements thereon, or that may hereafter be put thereon, to secure the payment of said note and interest thereon according to its tenor and effect. Said Nicholas Lee Petrich & Mary Petrich owners further contract and agree to keep the improvements on said premises insured in the sum of at least \$1500⁰⁰ Dollars, in some solvent insurance Company to be selected by Geo. E. Martin Contractor or his assigns for the benefit of said Contractor and his assigns. Witness our hands this 10th day of May A. D. 1897.

N. L. Nicholas Lee Petrich
Mary Petrich
Geo. E. Martin

State of Texas
County of Bexar } Before me Frank A. Aid a Notary
Public in and for said County and State, on this day
personally appeared Nicholas Lee Petrich and Mary Petrich
his wife, known to me to be the persons whose names
are subscribed to the foregoing instrument, and acknow-
ledged to me that they executed the same for the
purposes and Consideration therein expressed and the
said Mary Petrich wife of said Nicholas Lee Petrich
having been examined by me privily and apart from
her husband, and having the same fully explained
to her by me, she, the said Mary Petrich 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 this office
this 19th day of May A. D. 1897.

Seal of Frank A. Aid Notary Public Bexar County Texas

State of Texas
County of Bexar } Before me, Frank A. Aid, a Notary
Public in and for said County and State, on this
day personally appeared Geo. E. Martin, known to me

to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and Considerations therein expressed.

Given under my hand and seal of office, this 20th day of May, 1897.

(Seal) Frank A. Aid, Notary Public, Bexar County Texas.

The State of Texas
County of Bexar I, Thad W. Smith County Clerk of said County do hereby Certify that the foregoing instrument of writing with its Certificate of Authentication was filed for registration in my office on the 20th day of May A.D. 1897 at 4 O'clock P.M. and duly recorded on the 24th day of May A.D. 1897 at 11 O'clock A.M. in the records of M & B.L. of said County in book Volume I on pages No. 6-9 - In testimony whereof witness my hand and official seal at office this 24th day of May A.D. 1897.

(Seal) Thad W. Smith County Clerk Bexar County Texas.

By John Stapfenbeck Deputy

S.A. R.C., B. + Loan Ass'n Contract with Ada Rippe

The state of Texas | This Agreement Entered into
County of Bexar | between The San Antonio Real
Estate, Building and Loan Association, a body
duly incorporated, of one part, and Ada Rippe
a feme sole, of the other part, witnesseth:

That said Association hereby agrees and binds itself to build and Construct for the said Ada Rippe, a feme sole upon the lot hereinafter described in substantial accordance with the plans and specifications therefor on file with M. G. O'Neil, Contractor said lot being described as follows to-wit: Situated within the Corporate limits

F. KALTNER & SON. DRUGGISTS. 607-609 W. COMMERCE ST. OPPOSITE CITY HALL. GEORGE J. F. SCHMITT PROP.

J. C. Dielmann Fire Brick, Pressed Brick 306 E. Commerce and Common Brick. Telephone 410
SEWER PIPE, CHIMNEY PIPE

444 SAN ANTONIO CITY DIRECTORY

- Perryman William W, mechanic S A Foundry, r 243 Madison.
- Persch Albert, btdr Fritz Wesp, r 225 Pereida.
- Persch Edward, bkpr, r 601 North.
- Persch Lena (wid Gustav), r 526 W Market.
- Persia Michael, tailor, 412 W Houston, r same.
- Persia Pablo, musician, r 418 Main ave.
- Persia Rocco, clothing, 208 W Houston, r same.
- Persyn Chas, wks A P shops, r 14 Simpson.
- Persyn P, r Frio City road.
- Peschel Mary (wid), dressmkr, r A Grona.
- Peschke August, janitor Turner hall, r 814 Dawson.
- Peschke Bertha, cashier L Wolfson, r 814 Dawson.
- Peschke Max, wks A Altmann, r 814 Dawson.
- Pessels Constance, teacher High school, r 214 Ave E.
- Peteet J Walton, deputy Co collector, r 335 Madison.
- Peter Gus, saloon, 320 Wyoming, r same.
- Peter John, brewer City Brewery, r 114 Dashiell.
- Peters Albert J, clk Nic Peters, r same.
- Peters Alphonse, wks S P shops, r 1126 N Cherry.
- Peters August, news agt S P R R, r 1126 N Cherry.
- Peters August (Alamo Tin shop), r 124 Devine.
- Peters Eliza (c) (wid Louis), r 1905 W Commerce.
- Peters Emil, painter, r 1126 N Cherry.
- Peters Florence (wid August), r 1126 N Cherry.
- Peters Henry, wks S P shops, r 1126 N Cherry.
- Peters Lena, bkpr Nic Peters, r same.
- Peters Luella Miss, r 612 Benton.
- PETERS NIC, grocery, 424 Zavala, r 422 Zavala. See page 83**
- Peters W C, eng, r 421 W Houston.
- Peterson Albert jr, r A Peterson sr.
- Peterson Albert sr, r 210 Cadwallader.
- Peterson Christina (wid), r 105 Hickman.
- Peterson Eliza (c) (wid Louis), r 1905 W Commerce.
- Peterson Godfrey, ins agt, 216 Dolorosa, r 2105 Monterey.
- Peterson H D, r 314 Elm.
- Peterson Jim (c), r 1415 W Commerce.
- Peterson John, motorman S A St Ry, r 1021 N Cherry.
- Peterson John J, agt Union Stock Yds, r 407 Nogalitos.
- Peterson Julius, driver F L Town, r same.
- Peterson Pearl, serv, r 314 Elm.
- Peterson Peter, eng City Brewery, r 608 Ave A.
- Peterson Remis (c), wks H D Kampmann, r 207 N Cherry.
- Peterson Walter (c), barber, r 211 Ruiz.
- Petit Chas, clk, r 222 Brooks.
- Petit Leon, machinist S P shops, r 222 Brooks.
- Petre C W, tailor W K Yost, r 1936 N Commerce.
- Petrich N Lee, sec Texas Builders' Supply Co, r 403 Montana.
- Petrie C T, electrician, r 220 S Alamo.

Alamo Cement Co. CEMENT, PLASTER PARIS. Plastering Hair, White Lime, Fire Brick, Sewer Pipe, Roofing Felts. 207-209 Main Ave.

A. C. SMITH | 235 E. HOUSTON
Map of San Antonio, Can | FOR SALE 117 LEXINGTON AVE.
Locate any street or house number in | OR GUESSAZ & FERLET
five seconds. Price \$1.25.

J. N. & H. S. Groesbeeck Transact a General Land Business. You will do well to consult us.

SAN ANTONIO CITY DIRECTORY 445

- Petry Christian, r 444 S Alamo.
- Petry Erwin, shoemkr, 444 S Alamo, r same.
- Petry William, driver Dullnig Grocer Co, r 115 Oleander
- Petsch John J, blacksmith, 126 Nacogdoches, r 315 E Crockett.
- Petty J M, druggist, r cor W Romana, Slocum Place.
- Petty M E Mrs, grocer, 3403 S Flores, r same.
- Petty Philemon H, hackman, r 3403 S Flores.
- Petty P H, painter, r 715 Dakota.
- Pettis Sam B, eng S P R R, r 425 Ninth.
- Pettit Annie (wid C H), r Laclede hotel.
- Petty B D F, wks S P shops, r 429 Sherman.
- Petty Jonathen D, stockman, r 429 Sherman.
- Peuker Amalie (wid Ernest), r 1406 Zavala.
- Peuker Hedwig, wks Mahncke hotel, r same.
- Peuker Joe, blacksmith H Baetz, r 1406 Zavala.
- Peyran C A, brakeman S P R R, r 409 Milam.
- Pfaendler Stanislaus T, cook Crystal, r 103 Kansas.
- Pfannkuche H C, fireman S P R R, r 913 N Mesquite.
- Pfefferling Abram, stockman, r 501 W Elmira.
- Pfefferling E (wid Edward), r 501 W Elmira.
- Pfefferling Edgar, stockman, r 501 W Elmira.
- Pfefferling Henry, stockman, r 501 W Elmira.
- Pfefferling Jose, clk Joske Bros, r 403 Montana.
- Pfefferling Rudolph, r 501 W Elmira.
- Pfeiffer Adolph, wks Chas Smith, r 643 Lombano.
- Pfeiffer Adolph, peddler, r 708 N San Marcos.
- Pfeiffer Ed, wks Liberty Mills, r 708 N San Marcos.
- Pfeiffer Frank, clk Mrs C Meyer, r 902 Dreiss.
- Pfeiffer Franz, ship clk Tips Hardware Co, r 211 Bowie.
- PFEIFFER FREDERICK C, baker, fine cakes, candies,**
coffee cake a speciality, 444 E Com. r 440 E Commerce.
- Pfeiffer Henry C jr, dairy, r H C Pfeiffer sr.
- PFEIFFER HENRY C sr, dairy, r S Hackberry, below city.**
- Pfeiffer Hermann, contractor, r 219 S Mesquite.
- Pfeiffer Henrietta Miss, r Wm Zizelmann.
- Pfeiffer Herman, wks S A Mill Co, r 708 N San Marcos.
- Pfeiffer J, caller S P shops, add same.
- Pfeiffer Jacob, clk, r 307 Dwyer ave.
- PFEIFFER JOHN, druggist, 317 W Commerce, r 307 S Presa.**
- Pfeiffer Julius, r 219 S Mesquite.
- Pfeiffer Louisa (wid John), r 708 N San Marcos.
- Pfeiffer Ludwig, printer, r 219 S Mesquite.
- Pfeiffer Otto A, teacher public school, r Henry C Pfeiffer sr.
- Pfeiffer Paul E, wks H C Pfeiffer, r same.
- Pfeiffer Paul J, r Henry C Pfeiffer sr.
- Pfeiffer Philip A, wks H C Pfeiffer sr, r same.
- Pfeiffer Sidney (Goodman & Pfeiffer), r 409 Camden.
- Pfeiffer William, wks Liberty Mills, r 708 N San Marcos.

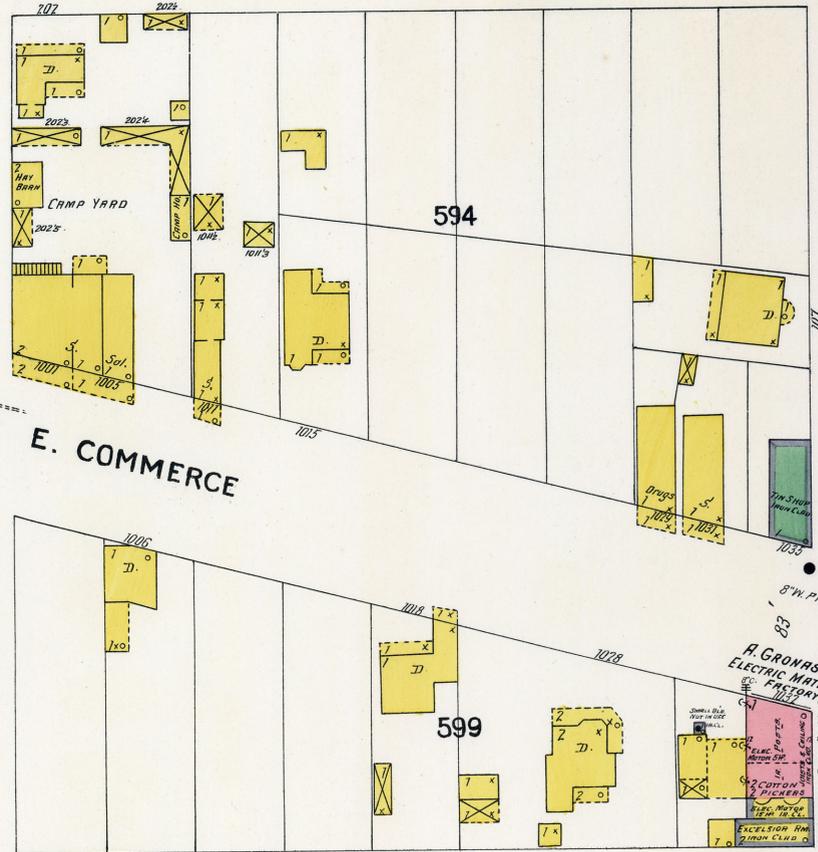
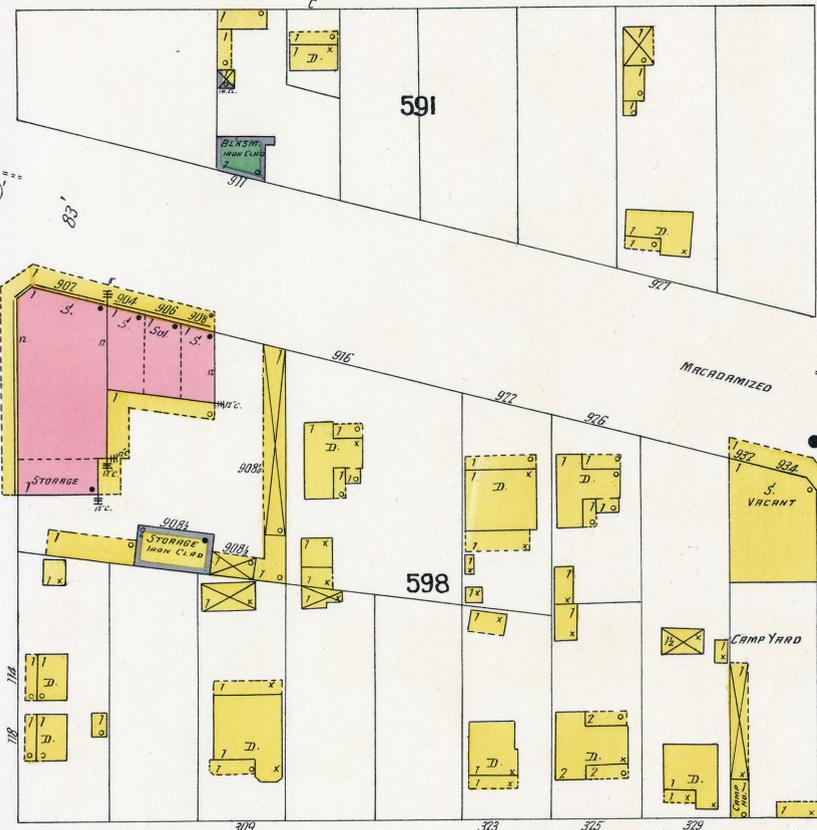
Max Schultze Agent for Gurney "Cleanable Refrigerators" 105 West Commerce St.
QUICK MEAL

PAINTERS SUPPLIES AT C. H. MUELLER'S 322-324 E. HOUSTON ST.

N. MESQUITE

N. HACKBERRY

N. OLIVE



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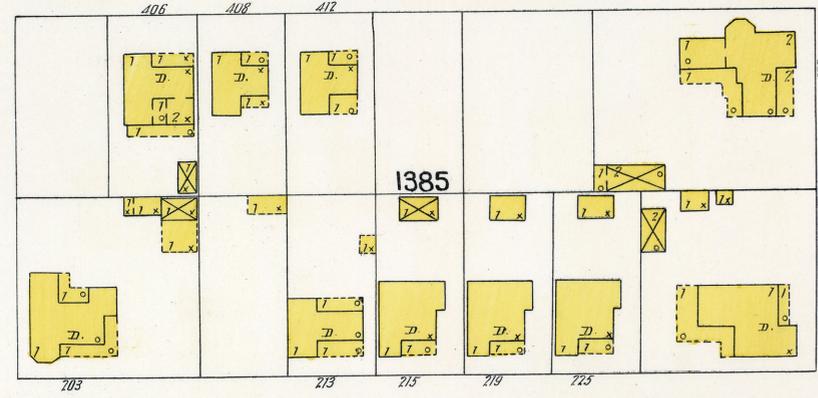
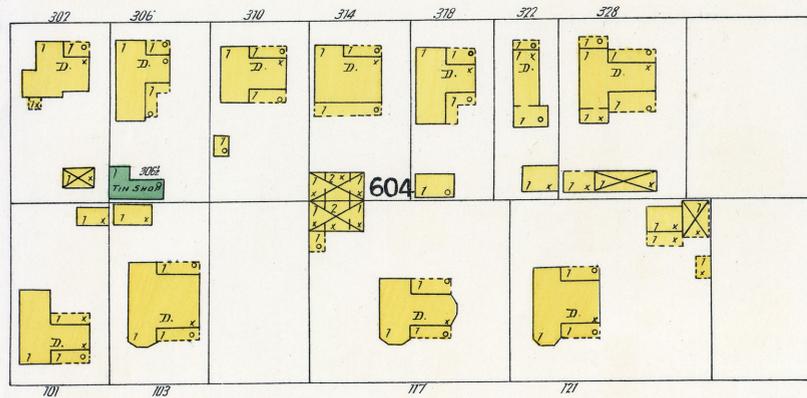
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S. MESQUITE

S. HACKBERRY

S. OLIVE

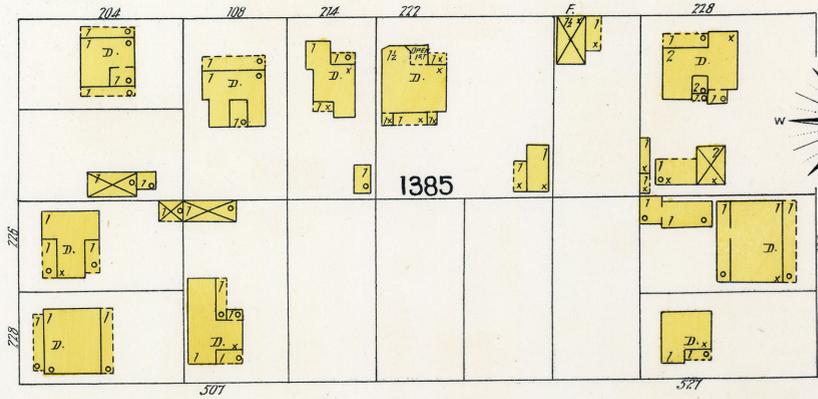
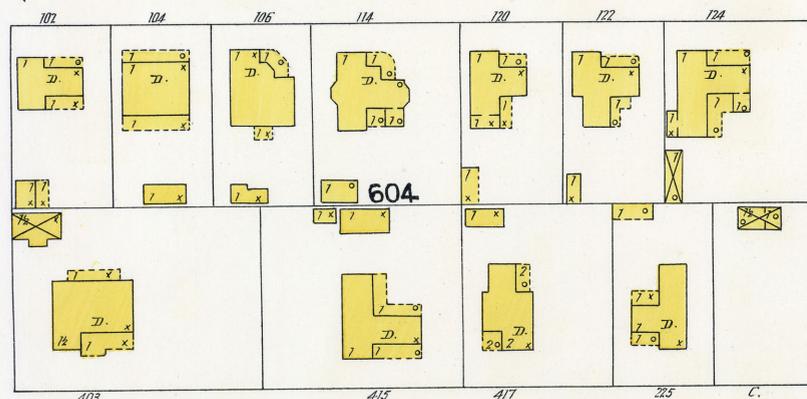


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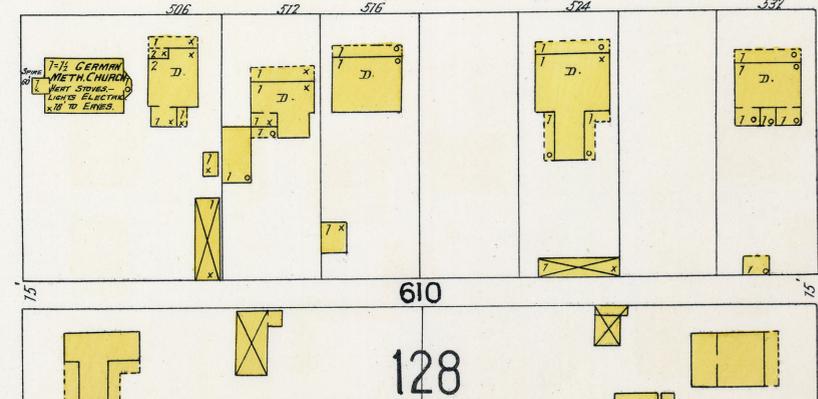
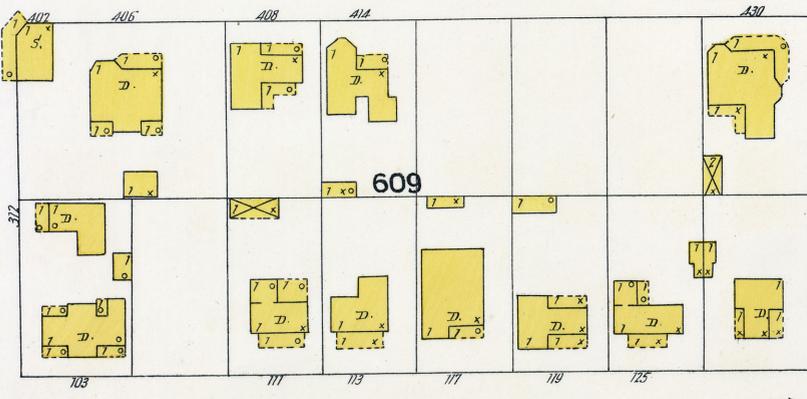
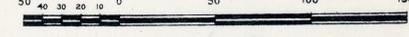


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MONTANA

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Scale of Feet.

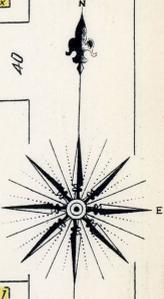


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KANSAS 127

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November 20, 2019

Jag Santha
403 Montana St
San Antonio TX 78203

Re: 403 Montana St
San Antonio, TX 7203
Foundation and Frame Observation Report
Date of Inspection: July 6, 2019

Legal Description: NCB 604 Blk B Lot 9 & W 26.04 FT of 10

To whom it may concern,

Scope:

Our office was contacted to perform an evaluation of the foundation and frame at the above referenced address. The evaluation was limited to a visual inspection of the exterior and interior of the property. Projecta Engineering, PLLC had no access to the original construction documents. There were no buildings plans reviewed, soil samples taken, soil tests performed, nor were invasive procedures employed.

The objective of this report is to determine if the foundation and frame are performing their intended function.

Building Characteristics:

Main Entry Faces: For the purpose of this report the structure faces north.
Estimated age of the house: 119 years
Number of stories: 2
Type of Construction: The house is a two-story dwelling, wood framed.
Foundation Type: Pier and beam

Drainage Observations: The property appears to drain northeast to southwest.

Cosmetic Damages:

Cosmetic damages were encountered during our inspection that would be associated with settlement (i.e. masonry, sheetrock cracks and similar distress are partially attributed to shrinkage of materials due to change in moisture conditions). In order to determine how much movement has occurred; copies of the Final Grade Certification to include the original slab elevations would be informative.

Foundation Movement:

Our relative observations indicate that the foundation has failed (some areas resting on grade), with lack of support members. Our elevation measurements range from 0.00 ft to -2.5 ft. (-30 inch deflection)

Frame:

The frame work observed appeared unstable. Several issues were encountered such water damage, excessive tilting (racked frame), and overall unsafe conditions due to rotten wood members through the first and second stories.

Conclusion:

In evaluating the foundation and frame, structural integrity considers the capability of the foundation and frame to support its design loads. Lack of structure integrity may be indicated by excessive deflection, cracking, collapses, and loss of sections, excessive tilting and unstable conditions.

Based on my experience, knowledge, information and belief, the stated constructions that we observed is unstable, with lack of support and in need of reinforcement.

Surface water should drain away from foundation walls. Drainage can be improved with grading and shall fall a minimum of 6 inches within the first 10 feet.

Important Limitations:

The opinions given in this report are based on my assessments made at the time of the review. The items observed during the site visit represent general conditions and do not necessarily represent all defects that may be present. The positions and conditions of foundations change continuously due to weather, vegetation, drainage and other factors. This report, including the conclusion, is based on the condition of the property at the time it was inspected.

I further certify that the findings and conclusions in this report have been, to the best of my knowledge, and based upon my assessment and review of the data made available at the time of the review. No responsibility is assumed for any events that occur after the inspection and submission of this report and no warranty, either expressed or implied, is made or given with respect to the suitable purpose of any portion of the subject property, need for repair or further performance of the foundation, structure, vegetation and soils at the subject property.

Opinions and comments stated in this letter are based upon the apparent performance of the structure at the time of the observation and the experience and knowledge of the inspecting engineer. No guarantee or warranty as to the future life or performance of the structure or any component thereof is intended or implied.

Respectfully,



Carmen C. Groth, P.E., PMP, MBA



PICTURES









DDC SITE VISIT: 403 MONTANA

11 December 2019 | 4:45 PM

Summary prepared by the Office of Historic Preservation's ScoutSA Program

The property at 403 Montana is a one-and-a-half-story Queen Anne residence built in 1897 for Nicholas Lee Petrich of Petrich-Saur Lumber and designed by Frederick Bowen Gaenslen. It is located in the Alamodome Gardens neighborhood of City Council District 2. Jagath Santha currently owns the property. Nicholas Lee Petrich founded the Petrich-Saur Lumber Company in 1907 and served as its first president. The company was responsible for numerous houses and neighborhoods during San Antonio's building boom in the 1920s. He remained president of the lumber company until his death in 1933. Petrich-Saur Lumber remained in business until 1976. Frederick Bowen Gaenslen, a noted practitioner of Romanesque ecclesiastical architecture, was commissioned in the design of many Catholic churches and related buildings in Texas. He began practicing architecture in San Antonio in 1894 with his cousin Francis J. Bowen before starting his own practice in 1897. He was active until about 1931. Examples of his work in San Antonio include the chapel at Incarnate Word (1907); Our Lady of the Lake Convent (1907); St. Anthony Catholic School (1909); St. Gerard's church, rectory, and school (1921-22); and St. Mary's Catholic Church (1924). The house at 403 Montana represents an early example of Gaenslen's work in San Antonio. Gaenslen died in 1941.

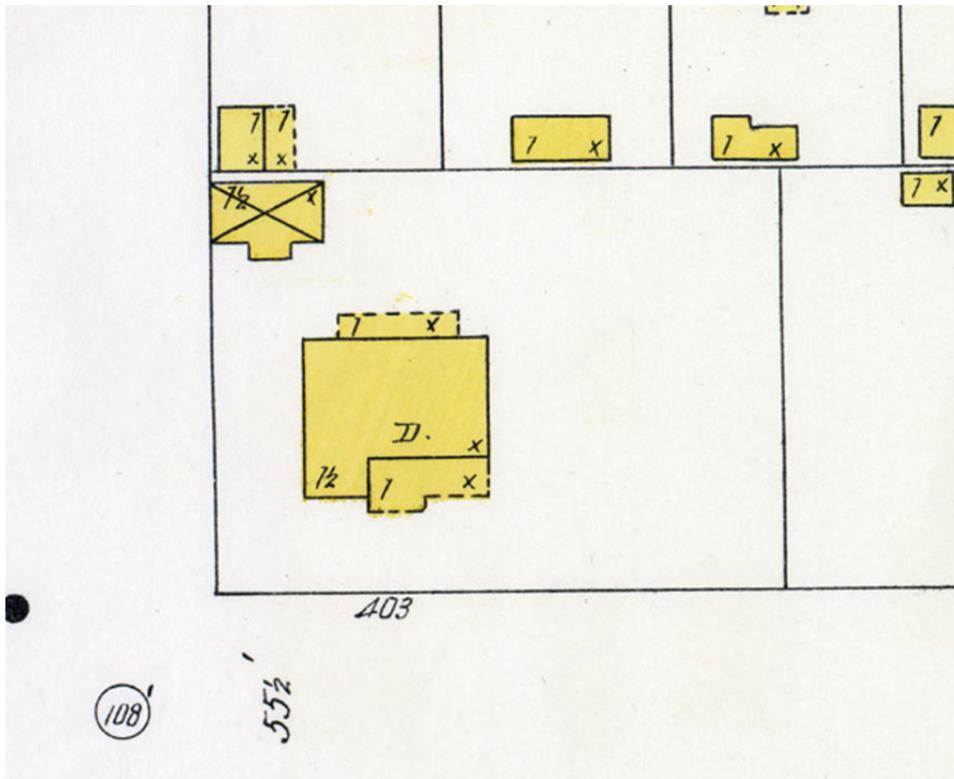
The house includes many characteristics of the Queen Anne style, namely heavy turned columns with solid spandrels on the porch, an asymmetrical façade, shingles and other decorative exterior finishes to avoid smooth-walled appearance, a recessed upper-floor porch, brackets accentuating overhangs, and a second-story porch over entry.

Eligible Criteria under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for Nicholas Lee Petrich
- **4: Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;** the house is an early example of the work of prominent local architect Frederick Gaenslen, who practiced from 1894 to about 1931.
- **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;** 403 Montana is an example of a Queen Anne-style residence.
- **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;** Alamodome Gardens, historically known as Historic Gardens, has been identified by staff as an eligible local historic district.



Primary elevation of 403 Montana



Snip from 1904 Sanborn Fire Insurance map, vol. 2, p. 130



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Demolition and Designation Committee

DATE: 11 Dec 2019 HDRC Case# 2019-706

ADDRESS: 403 Montana Meeting Location: on site

APPLICANT: OHR

DDC Members present: Matt Bannan, Jeff Fetzer

Staff present: Jessica Anderson, Johnny Hay

Others present: John Lara (Comrade rep)

REQUEST: Historic landmark designation

COMMENTS/CONCERNS:

Fetzer: Staircase next to rampatio (addition)

Bannan: Reasons for dem?

Hay: Future devl - not compat. w/ proposed
new use.

Fetzer: agree w/ antenna - will take money
to repair, but it's doable.

Bannan: Second-floor porch enclosed later.
painted original.

Fetzer: concur w/ findings. would love to
see interior.

COMMITTEE RECOMMENDATION:
COMMENTS/STIPULATIONS:

APPROVE [] DISAPPROVE []

Committee Chair Signature (or representative)

Date

Hay: owner planned for rear two-story structure w/ rooftop structure.

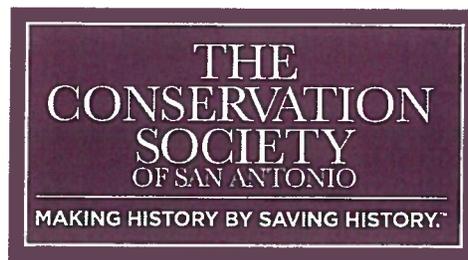
Bannari: owner?

Hay: Jay Santra. We haven't made up him be Bro.

Lava: Decision today?

Hay/Bannari: Next Wednesday.

→ Addition to east
downer.



December 18, 2019

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item B-23: 403 Montana

HDRC Case No.: 2019-736

The Conservation Society concurs with OHP staff recommendation that 403 Montana is worthy of being found historically significant. This Queen Anne house is a fine example of noted architect Frederick Gaenslen's early work in San Antonio. He went on to design some of the city's most significant churches, including St. Mary's Church, St. Gerard's and the chapel at Incarnate Word, among others. Moreover, his client, Nicholas Lee Petrich, played a significant role in developing many of the 1920s neighborhoods we now find historic. 403 Montana surpasses the threshold necessary for designation as an historic landmark, and we urge you to vote accordingly.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

A handwritten signature in black ink that reads 'Patti Zaiontz'. The signature is written in a cursive, flowing style.

Patti Zaiontz, President