

HISTORIC AND DESIGN REVIEW COMMISSION
February 19, 2025

HDRC CASE NO: 2025-034
ADDRESS: 812 Montana Street
LEGAL DESCRIPTION: NCB 1395 BLK 2 LOT W 56FT OF 2 & 4
ZONING: AE-2
CITY COUNCIL DIST.: 2
APPLICANT: Brett Henneke
OWNER: Brett Henneke
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Charles Gentry

REQUEST: The applicant is requesting a Historic Landmark Designation for 812 Montana Street.

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 or by City Council. Such landmarks shall bear the words "historic, landmark" (HL) in their zoning designation. 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 hearing regarding the designation by the historic and design review commission or zoning commission. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. Additionally, requests for designation by a property owner 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. **Initiation.**
 1. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a request for review of historic significance or evaluation for eligibility for historic landmark designation. Owner consent to initiate historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Requests for historic landmark designation may be requested by or with verified written consent of a property owner and shall be made on a form obtained from the city historic preservation officer. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. 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. Requests made by a person who does not represent the property owner may be made by submitting a Request for Review of Historic Significance. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Such request does not initiate the historic designation process or automatically result in interim controls. All applications shall be evaluated by the historic preservation officer and may be referred to the Historic and Design Review Commission for a Finding of Historic Significance in accordance with this section.
- g. **Decision.** A Finding of Historic Significance may be approved by the Historic Preservation Officer or by the historic and design review commission by a majority vote of members present. If approved, the Historic Preservation Officer will seek concurrence from the property owner. Property owners may verify or withdraw consent at any time during the designation process.
 1. All requests for a change in zoning to include a historic zoning overlay having either written,

verified owner consent or resolution by City Council to proceed with the historic landmark designation will be processed in accordance with 35-421.

2. If the subject property owner does not consent to the proposed designation, the Historic Preservation Officer shall request City Council resolution to initiate historic landmark designation.
3. To designate a historic landmark, the city shall obtain consent to the designation by the owner of the property or approval of designation by three-fourths (¾) vote of the Historic and Design Review Commission recommending the designation and a three-fourths (¾) vote by the City Council. If the property is owned by an organization that is a religious organization under Section 11.20, Tax Code, the property may be designated as a historic landmark only if the organization consents to the designation.
4. Upon passage of any ordinance designating a historic landmark, or removing 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). In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

b. **Criteria for Evaluation.**

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

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;

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 812 Montana Street is a one-story dwelling, built circa 1899. Henneke Financial Group LLC currently owns the property. Montana Street first appears on Augustus Koch's 1886 Bird's Eye View map of San Antonio, and on the 1904 Sanborn map. In 1903, the Southern Pacific railroad depot was built on Commerce Street, and when sewer and water became available, residential and industrial development shifted south of Commerce to the neighborhood originally known as South Heights. During 1905 and 1906 many houses were constructed in South Heights. Vacant lots in 1906 sold from \$10 to \$25. By the 1930s, vacant lots sold from \$500 to \$1,000. In addition to the South Heights plat, the neighborhood association boundaries contain several historic plats dating from the early 1900s to the 1920s. Inside Addition platted 1908, Booker Place platted in 1914, Terrell Hills platted 1909, and Knob Hill platted in 1910 are some of the small plats that make up the developmental pattern of this area. Housing styles reflect this spatial and temporal development pattern. Classical Revival Styles are interspersed with Folk Victorian Styles, Bungalows and Minimal Traditional Style houses reflecting decades of construction and changes in housing styles.

The subject property first appears in the 1901 city directory as 810 Montana Street and the home of Francis "Frank" Rennert (1869-1953), a renter who was employed at that time as the secretary for Griesenbeck's Successors, the concern of cotton dealer Charles F. Griesenbeck. Prior to 1901, Rennert was previously the bookkeeper for the business when it was located at 319 West Commerce Street. In 1899, the business relocated to the Alamo Fire Insurance Building (401-411 Navarro) and by 1903, Rennert became the manager. By 1905, he changed the business name to the Rennert-Millette

Company (his partner was T.M. Millette), and the business relocated to the Riverside Building (101-1/2 W. Commerce Street) by 1907. Around this time, Rennert began living in a home located in the King William neighborhood at 709 East Guenther, built in 1906. In 1898, Rennert began operating the Rennert Travel Agency, the oldest travel agency in San Antonio. In 1899, he married Clara Groos (1876-1941), the daughter of Friedrich W.C. Groos, founder of F. Groos and Company and Groos National Bank. Rennert was a member of Hermann Sons Harmonia Lodge No. 1, the Casino Club, the Bexar Bowling Club, and the Order of the Alamo and Travelers' Protective Association. He is interred in City Cemetery No. 6 in San Antonio. The street numbers changed between 1919 and 1921, and the subject property became 812 Montana Street. Henneke Financial Group LLC purchased the property in August 2019.

- c. **SITE CONTEXT:** The subject property is located in the Denver Heights neighborhood, one block south of the East Commerce Street commercial corridor, and two blocks west of City Cemetery No. 3. It is situated midblock on Montana Street, between Dreiss Street and South Monumental Street.
- d. **ARCHITECTURAL DESCRIPTION:** The subject property is a single-story Folk Victorian dwelling built circa 1899. The structure has a cross-gabled, standing-seam metal roof with overhanging eaves. The front porch on the left side of the façade is covered by a shed roof supported by round wooden columns, metal railing and gingerbread braces. The metal front door has an upper half round window, and there is a transom window above it. There are double-hung, one-over-one wood windows, and the walls of each façade are covered with wooden clapboard siding, with a fish scale pattern under the front gable. The front yard is enclosed by chain-link fencing with swinging gates for the unpaved driveway and concrete sidewalk. There is a small concrete pad in the yard beneath a tree in front of the right side of the façade. A wooden carport with a shed roof has been added to the east façade.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, 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; for its association with the Rennert family.

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; as an example of an early Folk Victorian home in the Denver Heights neighborhood.

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; based on its location in one of the earliest developed areas of the Denver Heights neighborhood.

- 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 Historic Landmark Designation, 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. 35-608, 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 Historic Landmark Designation of 812 Montana Street based on findings a through e.

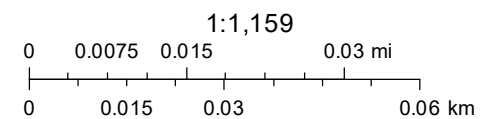
City of San Antonio One Stop



February 11, 2025

drawGraphics_poly

■ User drawn polygons





HISTORIC PRESERVATION

Historic Assessment

Property Address: 812 Montana Street

1. Application Details

Applicant: Brett Henneke
Type: Historic Landmark Designation
Date Received: 29 January 2025

2. Findings

The structure at 812 Montana Street is a one-story dwelling, built circa 1899. Henneke Financial Group LLC currently owns the property. The subject property is located in the Denver Heights neighborhood, one block south of the East Commerce Street commercial corridor, and two blocks west of City Cemetery No. 3. It is situated midblock on Montana Street, between Dreiss Street and South Monumental Street.

Montana Street first appears on Augustus Koch's 1886 Bird's Eye View map of San Antonio, and on the 1904 Sanborn map. In 1903, the Southern Pacific railroad depot was built on Commerce Street, and when sewer and water became available, residential and industrial development shifted south of Commerce to the neighborhood originally known as South Heights. During 1905 and 1906 many houses were constructed in South Heights. Vacant lots in 1906 sold from \$10 to \$25. By the 1930s, vacant lots sold from \$500 to \$1,000. In addition to the South Heights plat, the neighborhood association boundaries contain several historic plats dating from the early 1900s to the 1920s. Inside Addition platted 1908, Booker Place platted in 1914, Terrell Hills platted 1909, and Knob Hill platted in 1910 are some of the small plats that make up the developmental pattern of this area. Housing styles reflect this spatial and temporal development pattern. Classical Revival Styles are interspersed with Folk Victorian Styles, Bungalows and Minimal Traditional Style houses reflecting decades of construction and changes in housing styles.

According to a *San Antonio Express News* article dated January 5, 1916, the residents of the subdivision named "South Heights" petitioned the city to change the neighborhood name to "Denver Heights." By 1916, the neighborhood was home to a mixture of African American, German, Jewish, Irish, Polish, Mexican, Native American, and Chinese families. After the Great Depression, as Anglo families continued the pattern of moving north, many sold their homes to African Americans. After the Second World War, a prominent Black middle class developed in San Antonio between the 1940s and 1960s.

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HISTORIC PRESERVATION

In 1898, Rennert began operating the Rennert Travel Agency, the oldest travel agency in San Antonio. In 1899, he married Clara Groos (1876-1941), the daughter of Friedrich W.C. Groos, founder of F. Groos and Company and Groos National Bank. Rennert was a member of Hermann Sons Harmonia Lodge No. 1, the Casino Club, the Bexar Bowling Club, and the Order of the Alamo and Travelers' Protective Association. He is interred in City Cemetery No. 6 in San Antonio.

The street numbers changed between 1919 and 1921, and the subject property became 812 Montana Street. Henneke Financial Group LLC purchased the property in August 2019.

3. Architectural Description

The subject property is a single-story Folk Victorian dwelling built circa 1899. The structure has a cross-gabled, standing-seam metal roof with overhanging eaves. The front porch on the left side of the façade is covered by a shed roof supported by round wooden columns, metal railing and gingerbread braces. The metal front door has an upper half round window, and there is a transom window above it. There are double-hung, one-over-one wood windows, and the walls of each façade are covered with wooden clapboard siding, with a fish scale pattern under the front gable. The front yard is enclosed by chain-link fencing with swinging gates for the unpaved driveway and concrete sidewalk. There is a small concrete pad in the yard beneath a tree in front of the right side of the façade. A wooden carport with a shed roof has been added to the east façade.

Character-defining features of 812 Montana Street include:

- Folk Victorian dwelling built circa 1899. The structure has a cross-gabled, standing-seam metal roof

4. Landmark Criteria

The property meets six 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;** for its association with the Rennert family.
- **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;** as an example of an early Folk Victorian home in the Denver Heights neighborhood.
- **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;** based on its location in one of the earliest developed areas of the Denver Heights neighborhood.

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 812 Montana Street meets this threshold. Further research may reveal additional significance associated with this property.

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HISTORIC PRESERVATION



1. 812 Montana Street – Front façade

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HISTORIC PRESERVATION



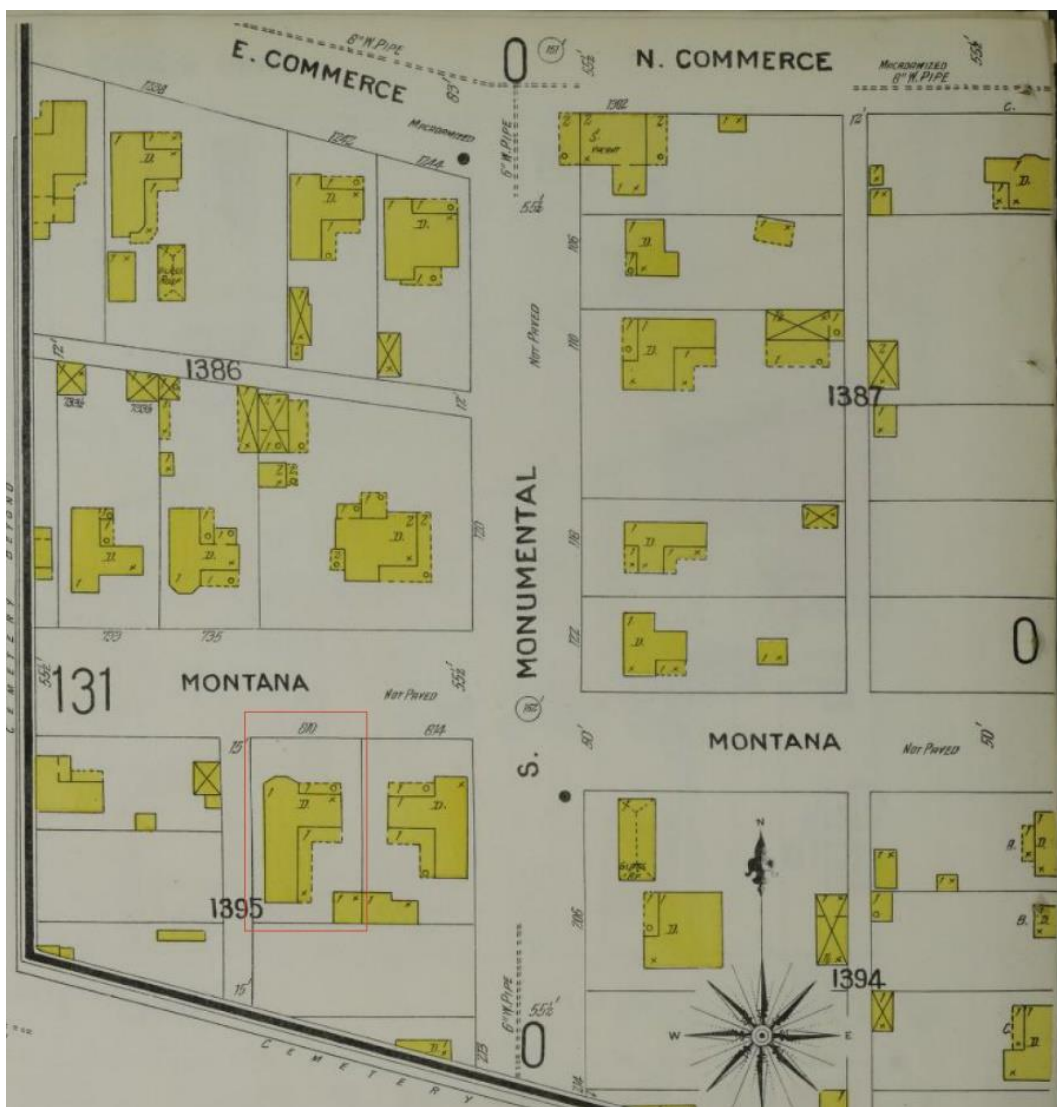
2. 812 Montana Street – Northwest oblique

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HISTORIC PRESERVATION



6. Sanborn Map (1904), Vol. 2, Sheet 131

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HISTORIC PRESERVATION

FRANK RENNERT CO.

*Stocks Cotton
Grain*

**Majestic Building,
Tel. Cr. 663**

**Direct Wire Connections
with
POST & FLAGG,
New York**

7. San Antonio Express (August 27, 1929), pg. 23

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HISTORIC PRESERVATION

F. RENNERT CO. IS THIRTY YEARS OLD

F. Rennert Co., composed of Frank Rennert and his son, F. Werner Rennert, are members of New York Produce and New Orleans Cotton exchanges.

This firm, of 30 years' standing, is correspondent for Post & Flagg of New York, New Orleans and all other principal exchanges.

They have direct private wire connections to the principal exchanges of the world and maintain every possible facility for speed, accuracy and co-operation, built up by long experience and faithfulness to every trust imposed.

F. Rennert Co. specializes in odd-lot shares in stocks and gives the same careful attention and thorough co-operation to an order for one share that is enjoyed by orders of great magnitude.

This firm specializes also in odd lots in grain, cotton, sugar, cotton-seed oil, coffee, etc., and gives expert opinion concerning their markets.

The Rennerts carry standard statistical reference books for their clients, among the highest class in the Southwest. All leading periodicals and principal newspapers are on file for the benefit of these

clients, many of whom have been loyally served for three decades by this house.



FRANK RENNERT.

The daily market letters of F. Rennert, published regularly in San Antonio Express, are read

over a great area of the United States and in the Republic of Mexico.

This firm is also a large dealer in bonds. The Rennerts do not underwrite, acting only as brokers on all exchanges.

The phenomenal success of F. Rennert Co. is attributed to its excellent reputation and the confidence reposed in it by the public, the just reward of the loyalty and faithfulness behind every transaction, regardless of its magnitude.

The company occupies spacious quarters on the third floor of the Greater Majestic Building, 210-22 E. Houston street.

—For News—

JUD & ORMOND BUY THE SEIDEL BANKRUPT STOCK

The progressive plumbing firm of Jud & Ormond, composed of Ed J. Jud and Chas. J. Ormond, who have received national commendation, and have recently been awarded a number of unusually large plumbing and heating contracts, have purchased the bankrupt stock of the Seidel Plumbing Company.

This includes trucks, equipment and all plumbing material, and has been added to the large stocks of the Jud & Ormond firm, which reports an increasing volume of business from month to month.



HISTORIC PRESERVATION

MISSOURI.



INSPECT SHIP—

Above, Frank Rennert, and below, Norman G. Bodet, both of San Antonio, photographed aboard the S. S. Queen Mary, which they inspected in New York harbor. Both are steamship agents.

9. San Antonio Express (October 1, 1936), pg. 18

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HISTORIC PRESERVATION

San has estab-

Rennert Has Travel Service Unsurpassed

Something different in the way of travel service is being featured this year by the Rennert Travel Bureau, 309 Majestic building. Twenty-four vacations have been planned, ranging from seven days through 28 days, and including such points as Miami, New York World's fair, Great Lake Cruise, Mexico, California, Saguenay river cruise, Honduras and Guatemala cruise, Colorado, Havana, Alaska and Hawaii. Many

major hotel throughout the world, all major sight-seeing companies, and is also railroad agent. Money orders, travelers' checks and foreign exchange is another service of the Rennert Travel Bureau. Its services are on of the most complete to be found in San Antonio.

"No matter where you intend going, you will find us ready and able to outline the best, quickest and most satisfactory way of getting there," Werner Rennert, official of



FRANK RENNERT
Owns city's oldest travel office.



WERNER RENNERT
Manager, gives expert advice.
—Gones photo.

other interesting vacation lands can be visited in the series of trips arranged by Rennert; or complete arrangements will be made for any desired destination. This service is handled efficiently by the Rennert firm and there is no extra charge to the individual.

In the series of 24 trips specially featured by Rennert all costs are included, and in many instances hotels, meals and sightseeing expenditures are included. All fares include transportation from San Antonio back to San Antonio.

For many years the Rennert Travel Bureau has been known for its fine service. The firm represents all tourist agencies, all airlines, every

the firm, said. "To make our service a most useful boon to prospective travelers, we combine a knowledge of all the places worth visiting with a direct representation of the better ships and the better steamship and tourist companies operating to the far corners of the world," he said. "This unusual service is offered at no additional cost, tickets and accommodations cost the individual exactly the same as if secured direct."

The Rennert Travel Bureau is San Antonio's oldest travel office, having been established in 1898, serving the public.

CORPUS FETE



HISTORIC PRESERVATION



FRANK RENNERT YOUNG AT 83—Werner Rennert (R) presides at surprise birthday party in Travis building for Frank Rennert, his father, age 83. Elder Rennert, born in New Braunfels, has been San Antonio social leader for many years. He's famed as dancer.

11. San Antonio Light (December 14, 1952), pg. 78

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HISTORIC PRESERVATION

Halloween.

Frank Rennert, S.A. Resident For 60 Years, Dies in Home

Frank Rennert, 83, of 709 E. Guenther, a resident of San Antonio for 60 years, died in his home Friday.

A native of Texas, Rennert was a travel agent and a member of Hermann Sons Harmonia Lodge No. 1.

He was an early member of the old Casino Club and became a member of the Bexar Bowling Club in 1925. He belonged to the Order of the Alamo and Travelers' Protective Association. He was a member of St. Mark's Episcopal Church.

He had recently recovered from two major operations and in the past few weeks had resumed his social activities.

Survivors are his son, F. Werner Rennert; grandchildren, F. Werner Rennert, Jr., Carl N. Rennert and Richard D. Rennert, all of San Antonio.

Services will be held at 4 p.m. Monday at St. Mark's Episcopal Church with the Rev. Harold C. Gosnell officiating assisted by the Rev. Samuel Capers.

Burial will be in City Cemetery No. 6.



FRANK RENNERT

r dry hair

OL DOUGLAS

that's like nature's own oils. Yet, it never leaves your hair greasy or stiff. Tame makes dry, frizzy hair silkier, easier to arrange. It gives dull, lifeless-looking hair a healthy shine.

Use Tame after every shampoo and home permanent, too. You'll find Tame at your favorite

12. San Antonio Express (October 31, 1953), pg. 13

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