



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 207 Wyanoke Dr and to waive all related fees. *OHP staff recommends approval.*

Case Comments:

On February 2, 2022, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a Finding of Historic Significance and supported the designation of the property as a local landmark.

Case History:

April 5, 2022	Zoning Commission hearing
February 2, 2022	Historic & Design Review Commission (HDRC) hearing
January 3, 2022	Application for Historic Landmark Designation submitted to OHP

Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets three Criteria for Evaluation.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
 4. **Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;**
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
 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 of Fact:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The property at 207 Wyanoke Dr is a single-story Contemporary-style residence designed by Otto Ransleben and built by Frank J. Brown in 1952. It is located in the Bel Meade neighborhood of City Council District 10. Nicholas and Erin Ohman currently own the property. The property first appears in an August 1952 issue of the *San Antonio Express*, where an advertisement and accompanying story describe the house plan as The Arcadia, “A Most Modern Home,” designed by architect Otto Ransleben and built by Frank J. Brown, “Builder Of Fine



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Homes.” Architect Otto Ransleben practiced residential and commercial architecture in San Antonio. His work includes the French Quarter Apartments (now Morgan Manor Apartments, 7135 Oaklawn Dr), the 1973 addition to the Hermann Sons building at 515 S St Mary’s, and 703 McNeel. Frank J. Brown was a prolific homebuilder in midcentury San Antonio. In addition to 207 Wyanoke Dr, he designed and built 111 and 115 Wyanoke Dr, the latter of which was named The Tropical. Further research may reveal additional homes on the block and/or in the Bel Meade neighborhood designed and built by Brown. The Contemporary style was popular in the United States after World War II until the 1990s, and is characterized by wide eaves, exposed roof beams, broad patterned surfaces, and a recessed or obscured entry door. 207 Wyanoke Dr, an example of the flat-roof subtype of Contemporary homes, has all of these characteristics, as well as horizontal windows just below the roofline set in the space between beams, a feature found in the flat-roof subtype.

- c. **SITE CONTEXT:** The southeast-facing house is situated on a curving hillside block bound to the south by Wyanoke Dr, the east by Raphail Dr, the north by Burr Rd, and the west by Medford Dr. The parcel spans the block, stretching southeast to northwest between Wyanoke Dr and Burr Rd and sloping downward toward Wyanoke Dr. There is a full-width concrete driveway running along the west side of the house to a rear attached garage. The front yard is partially enclosed by a wood-framed cattle panel fence and has an old-growth tree next to the driveway and a low two-course brick wall around garden beds. There is no sidewalk on the block.
- d. **ARCHITECTURAL DESCRIPTION:** The front of the home is characterized by large clerestory windows that span the entire front face with aluminum awning windows below, split-face concrete Roman block cladding, wide overhangs, and exposed beams supporting the flat shed style roof. The roof slopes toward the rear of the home and aside from the front clerestory windows, is separated from the block siding by inset plywood on the front face of the home and asbestos shingle siding on the sides and rear. The front face of the home is symmetrical with recesses on either side for the front entry on the west side and master bedroom deck on the east side. The east and west sides of the home are characterized by single large picture windows. The rear side of the home has aluminum awning windows overlooking a swimming pool and spa, retaining wall, and car port accessible from Burr Rd, all 1980s additions per the owner. A casita is connected to the home’s rear west side via a two-car garage. Character-defining features include the flat roof; wide eaves with exposed beams; clerestory windows, where present; aluminum awning windows, where present; split-face Roman concrete cladding; and the rear casita.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

- 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 home was designed by architect Otto Ransleben and built by Frank J. Brown, both of whom were responsible for a number of residential and commercial projects in San Antonio.
- 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the house is an example of a Contemporary-style residence, with character-defining features such as a flat roof with wide eaves and exposed beams, clerestory windows, broad patterned surfaces, and an obscured primary entry.
- 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**



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area according to the plan based on architectural, historic or cultural motif; the property is located among a cluster of homes designed and/or built by Frank J. Brown, including at least 111 Wyanoke Dr, 115 Wyanoke Dr. Further research may reveal additional homes on the block attributed to Brown.

- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

ATTACHMENTS:

HDRC recommendation

HDRC published exhibits



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

February 2, 2022

HDRC CASE NO: 2022-068
ADDRESS: 207 WYANOKE
LEGAL DESCRIPTION: NCB 9137 BLK 8 LOT 16
APPLICANT: Nicholas and Erin Ohman - 207 Wyanoke Dr
OWNER: Nicholas and Erin Ohman - 207 Wyanoke Dr

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property located at 207 Wyanoke Dr.

FINDINGS:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The property at 207 Wyanoke Dr is a single-story Contemporary-style residence designed by Otto Ransleben and built by Frank J. Brown in 1952. It is located in the Bel Meade neighborhood of City Council District 10. Nicholas and Erin Ohman currently own the property. The property first appears in an August 1952 issue of the San Antonio Express, where an advertisement and accompanying story describe the house plan as The Arcadia, "A Most Modern Home," designed by architect Otto Ransleben and built by Frank J. Brown, "Builder Of Fine Homes." Architect Otto Ransleben practiced residential and commercial architecture in San Antonio. His work includes the French Quarter Apartments (now Morgan Manor Apartments, 7135 Oaklawn Dr), the 1973 addition to the Hermann Sons building at 515 S St Mary's, and 703 McNeel. Frank J. Brown was a prolific homebuilder in midcentury San Antonio. In addition to 207 Wyanoke Dr, he designed and built 111 and 115 Wyanoke Dr, the latter of which was named The Tropical. Further research may reveal additional homes on the block and/or in the Bel Meade neighborhood designed and built by Brown. The Contemporary style was popular in the United States after World War II until the 1990s, and is characterized by wide eaves, exposed roof beams, broad patterned surfaces, and a recessed or obscured entry door. 207 Wyanoke Dr, an example of the flat-roof subtype of Contemporary homes, has all of these characteristics, as well as horizontal windows just below the roofline set in the space between beams, a feature found in the flat-roof subtype.
- c. **SITE CONTEXT:** The southeast-facing house is situated on a curving hillside block bound to the south by Wyanoke Dr, the east by Raphail Dr, the north by Burr Rd, and the west by Medford Dr. The parcel spans the block, stretching southeast to northwest between Wyanoke Dr and Burr Rd and sloping downward toward Wyanoke Dr. There is a full-width concrete driveway running along the west side of the house to a rear attached garage. The front yard is partially enclosed by a wood-framed cattle panel fence and has an old-growth tree next to the driveway and a low two-course brick wall around garden beds. There is no sidewalk on the block.
- d. **ARCHITECTURAL DESCRIPTION:** The front of the home is characterized by large clerestory windows that span the entire front face with aluminum awning windows below, split-face concrete Roman block cladding, wide overhangs, and exposed beams supporting the flat shed style roof. The roof slopes toward the rear of the home and aside from the front clerestory windows, is separated from the block siding by inset plywood on the front face of the home and asbestos shingle siding on the sides and rear. The front face of the home is symmetrical with recesses on either side for the front entry on the west side and master bedroom deck on the east side. The east and west sides of the home are characterized by single large picture windows. The rear side of the home has aluminum awning windows overlooking a swimming pool and spa, retaining wall, and car port accessible from Burr Rd, all 1980s additions per the owner. A casita is connected to the home's rear west side via a two-car garage. Character-defining features include the flat roof; wide eaves with exposed beams; clerestory windows, where present; aluminum awning windows, where present; split-face Roman concrete cladding; and the rear casita.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 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 home was designed by architect Otto Ransleben and built by Frank J. Brown, both of whom were responsible for a number of residential and commercial projects in San Antonio.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the house is an example of a Contemporary-style residence, with character-defining features such as a flat roof with wide eaves and exposed beams, clerestory windows, broad patterned surfaces, and an obscured primary entry.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the property is located among a cluster of homes designed and/or built by Frank J. Brown, including at least 111 Wyanoke Dr, 115 Wyanoke Dr. Further research may reveal additional homes on the block attributed to Brown.

f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.

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

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 207 Wyanoke Dr to the Zoning Commission and to the City Council based on findings a through e.

COMMISSION ACTION:

Approved as submitted.

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

Shanon Shea Miller
Historic Preservation Officer

City of San Antonio One Stop



January 28, 2022

drawGraphics_poly



User drawn polygons



CoSA Parcels

BCAD Parcels

CoSA Addresses



Historic Landmark Sites



Community Service Centers

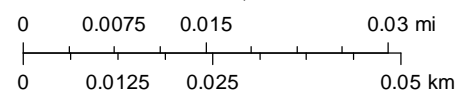


Historic Districts



Pre-K Sites

1:1,000



Bexar CAD

Property Search Results > 433939 OHMAN NICHOLAS LEE & ERIN for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	433939	Legal Description:	NCB 9137 BLK 8 LOT 16
Geographic ID:	09137-008-0160	Zoning:	R-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	207 WYANOKE DR SAN ANTONIO, TX 78209	Mapsco:	583E7
Neighborhood:	BELL MEADE SUB.(NE/SA)	Map ID:	
Neighborhood CD:	98615		

Owner

Name:	OHMAN NICHOLAS LEE & ERIN	Owner ID:	3268680
Mailing Address:	207 WYANOKE DR SAN ANTONIO, TX 78209	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: OHMAN NICHOLAS LEE & ERIN

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
55	NORTH EAST ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	2100.0 sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - BW		1953	2100.0
AG	Attached Garage	G - BW		1953	514.0
DCK	Attached Wood Deck	G - NO		1953	189.0
OP	Attached Open Porch	G - NO		1953	84.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSW	Swimming Pool	A - NO		1982	300.0

Improvement #3:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SPA	Spa/Hot Tub/Jacuzzi	A - C		1982	1.0

Improvement #4:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	A - NO		1982	360.0

Improvement #5:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
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PTO Detached Patio A - NO 1982 600.0

Improvement #6:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RBH	Bath House	A - NO		1953	534.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.3084	13432.00	92.00	146.00	N/A	N/A
2	RES	R/1 Family not Farm Single	0.0131	572.00	8.00	143.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$316,080	\$138,920	0	455,000	\$0	\$455,000
2020	\$355,090	\$124,910	0	480,000	\$0	\$480,000
2019	\$397,930	\$98,870	0	496,800	\$47,371	\$449,429
2018	\$399,410	\$98,870	0	498,280	\$89,708	\$408,572

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/16/2020	GWD	General Warranty Deed	DEELY J PATRICK & KATHARINE	OHMAN NICHOLAS LEE & ERIN			20200217955
2	1/31/2000	Deed	Deed		DEELY, J PATRICK & KATHARINE	8303	1745	0
3	2/27/1998	Deed	Deed		STUART, MARK ANTHONY	7363	1837	0

2022 data current as of Jan 24 2022 1:22AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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

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

This year is not certified and ALL values will be represented with "N/A".



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 207 Wyanoke Dr

1. Application Details

Applicant: Nicholas and Erin Ohman
Type: Historic Landmark Designation
Date Received: 3 January 2022

2. Findings

The property at 207 Wyanoke Dr is a single-story Contemporary-style residence designed by Otto Ransleben and built by Frank J. Brown in 1952.¹ It is located in the Bel Meade neighborhood of City Council District 10. Nicholas and Erin Ohman currently own the property.

The property first appears in an August 1952 issue of the *San Antonio Express*, where an advertisement and accompanying story describe the house plan as The Arcadia, “A Most Modern Home,” designed by architect Otto Ransleben and built by Frank J. Brown, “Builder Of Fine Homes.”² The Arcadia is clad in shake trim and stone veneer, with “aluminum awning-style windows across the front.”³ The house was built with a “double garage with maid’s room and bath,” and its two bedrooms were “finished in plywood paneling, with many spacious closets, and each with a beautiful tile bath.”⁴ The house, built on spec, remained vacant until it was purchased by first residents John and Mary Williams in February 1953.⁵

Architect Otto Ransleben was born in Comfort, Texas, in 1918,⁶ and practiced residential and commercial architecture in San Antonio. His work includes the French Quarter Apartments (now Morgan Manor Apartments, 7135 Oaklawn Dr)⁷ and the 1973 addition to the Hermann Sons building at 515 S St Mary’s,⁸ both in partnership with architect DeVerne R. Kittles, and 703 McNeel.⁹ Frank J. Brown was a prolific homebuilder in midcentury San Antonio. In addition to 207 Wyanoke Dr, he designed and built 111¹⁰ and 115 Wyanoke Dr, the latter of which was named The Tropical.¹¹ Brown advertised at least one other style of plans by name: The Weathermaker, located at 808 Ridgemont¹² in Terrell Hills, Texas, but demolished by 2018.¹³ Further research may reveal additional homes on the block and/or in the Bel Meade neighborhood designed and built by Brown.

¹ “The Newest In Building: The Arcadia” (ad). *San Antonio Express*, Sunday, 24 August 1952, p. 9B.

² Ibid.

³ “Brown to Show Unusual House In Bel Meade.” *San Antonio Express*, Sunday, 24 August 1952, p. 8B.

⁴ “The Newest In Building: The Arcadia” (ad).

⁵ Bexar County Clerk (web site). Warranty Deed with Vendor’s Lien and Transfer: Frank J. Brown to John B. and Mary C. Williams, 25 February 1952. Deed book, vol. 3295, p. 34-6.

⁶ Find A Grave (web site). Otto Edward Ransleben, 1918-1981. Accessed 25 January 2022.
<https://www.findagrave.com/memorial/101029987/otto-edward-ransleben>.

⁷ “French Quarter’n Opening Is Set Today.” *San Antonio Express/News*, Sunday, 25 August 1963, p. 3-B.

⁸ “Hermann Project Due.” *San Antonio Express*, Thursday, 5 April 1973, p. 2-B.

⁹ “Mr. and Mrs. Robert Ross invite the public to the showing of the first Luxury Home completed in Sunshine Park Estates” (Ad). *San Antonio Express and News*, Sunday, 31 July 1955, p. 13G.

¹⁰ “Beautiful – Beautiful Austone” (ad). *San Antonio Express*, Sunday, 9 September 1951, p. 7D.

¹¹ “‘The Tropical’ to Be Shown to Public Sunday.” *San Antonio Express*, Sunday, 2 August 1953, p. 5B.

¹² “‘The Weathermaker’ 808 Ridgemont” (ad). *San Antonio Light*, Thursday, 4 November 1954, p. 47.

¹³ Google street view, 808 Ridgemont, Terrell Hills, Texas. Accessed 25 January 2022.



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The Contemporary style was popular in the United States after World War II until the 1990s, and is characterized by wide eaves, exposed roof beams, broad patterned surfaces, and a recessed or obscured entry door.¹⁴ 207 Wyanoke Dr, an example of the flat-roof subtype of Contemporary homes, has all of these characteristics, as well as horizontal windows just below the roofline set in the space between beams, a feature found in the flat-roof subtype. The owners noted known modifications to the home in their application, sharing that “the west porch that serves the entrance is concrete, a modification from the original wood constructed porch, and the east deck was a 1980s addition constructed when the original two front facing master bedroom windows were removed and replaced with French doors... a casita which was original to the property is connected to the home’s rear west side via a garage constructed in the 1980s.”

The Williamses sold the house to Walter and Gladys Royals in 1959;¹⁵ the Royals stayed in the house until Gladys’ death in 1977.¹⁶ William and Madelyn Goldfein purchased the home that year;¹⁷ William passed in 1987,¹⁸ but Madelyn remained at 207 Wyanoke drive until she sold it in 1994.¹⁹ The house changed hands again in 1998 and 2000; J. Patrick and Katharine Deely owned the property from 2000²⁰ until 2020, when they sold to the current owners.²¹

3. Architectural Description

The property at 207 Wyanoke is a single-story Contemporary-style residence built in 1952. It is located in the Bel Meade neighborhood of City Council District 10. The southeast-facing house is situated on a curving hillside block bound to the south by Wyanoke Dr, the east by Raphail Dr, the north by Burr Rd, and the west by Medford Dr. The parcel spans the block, stretching southeast to northwest between Wyanoke Dr and Burr Rd and sloping downward toward Wyanoke Dr. There is a full-width concrete driveway running along the west side of the house to a rear attached garage. The front yard is partially enclosed by a wood-framed cattle panel fence and has an old-growth tree next to the driveway and a low two-course brick wall around garden beds. There is no sidewalk on the block.

The front of the home is characterized by large clerestory windows that span the entire front face with aluminum awning windows below, split-face concrete Roman block cladding, wide overhangs, and exposed beams supporting the flat shed style roof. The roof slopes toward the rear of the home and aside from the front clerestory windows, is separated from the block siding by inset plywood on the front face of the home

¹⁴ McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Knopf, 2015, p. 628-46.

¹⁵ Bexar County Clerk (web site). Deed: John B. Williams and Mary C. Williams to Walter C. Royals and Gladys K. Royals, 14 December 1959, Deed book, vol. 4395, p. 629-30.

¹⁶ “ROYALS, Mrs. Gladys Kernan” (obituary). *San Antonio Express-News*, Saturday, 12 March 1977, p. 12-E.

¹⁷ Bexar County Clerk (web site). Warranty Deed with Vendor’s Lien: Dr James L. Royals, Independent Executory of the Estate of Gladys Kernan Royals, deceased, and Walter C. Royals to William Goldfein and Madelyn G. Goldfein, 1 August 1977, Deed book, vol. 8217, page 212-3.

¹⁸ Find A Grave (web site). William Goldfein, 1922-1987. Accessed 25 January 2022.
<https://www.findagrave.com/memorial/167421730/william-goldfein>.

¹⁹ Bexar County Clerk (web site). General Warranty Deed with Vendor’s Lien In Favor of Third Party: Madelyn G. Goldfein to Dawn T. Pfeiffer, 17 March 1994, OPR, vol. 6091, p. 553.

²⁰ Bexar County Clerk (web site). General Warranty Deed with Vendor’s Lien: Mark Anthony Stuart and Karen K. Stuart to J Patrick Deely and Katherine Deely, 31 January 2000, OPR, vol. 8303, p. 1745-6.

²¹ Bexar County Clerk (web site). General Warranty Deed: J. Patrick Deely and Katharine L. Deely to Nicholas Lee Ohman and Erin Ohman, 16 September 2020, Doc #20200217955.



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and asbestos shingle siding on the sides and rear. The front face of the home is symmetrical with recesses on either side for the front entry on the west side and master bedroom deck on the east side.

The east and west sides of the home are characterized by single large picture windows. The rear side of the home has aluminum awning windows overlooking a swimming pool and spa, retaining wall, and car port accessible from Burr Rd, all 1980s additions per the owner. A casita is connected to the home's rear west side via a two-car garage.

Character-defining features of 207 Wyanoke Dr include:

- Flat roof
- Wide eaves with exposed beams
- Clerestory windows, where present
- Aluminum awning windows, where present
- Split-face concrete Roman block cladding
- Rear casita

4. Landmark Criteria

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

- **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 home was designed by architect Otto Ransleben and built by Frank J. Brown, both of whom were responsible for a number of residential and commercial projects in San Antonio.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the house is an example of a Contemporary-style residence, with character-defining features such as a flat roof with wide eaves and exposed beams, clerestory windows, broad patterned surfaces, and an obscured primary entry.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is located among a cluster of homes designed and/or built by Frank J. Brown, including at least 111 Wyanoke Dr, 115 Wyanoke Dr. Further research may reveal additional homes on the block attributed to Brown.

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 207 Wyanoke Dr meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 207 Wyanoke Dr. Further research may reveal additional significance associated with this property.

While not required by the Unified Development Code, this document has been prepared by OHP staff that meet the Secretary of the Interior's professional qualification standards for Architectural History as defined in 36 CFR Part 61.



CITY OF SAN ANTONIO
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Southeast oblique



Southwest oblique, showing main entry



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West elevation, showing garage and entrance to rear casita



East elevation



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North/rear elevation; photo provided by applicant



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

• The Newest In Building

The Arcadia

A Most Modern Home •



207 WYANOKE In BEL MEADE
8 TO 6 • OPEN HOUSE DAILY • 8 TO 6

Turn East on Barr Rd. to Bel Meade

This Beautiful Home Has Been Created for Real Living

Complete Carrier air conditioning and central heating makes comfort the year around. The living room is 12 feet long with aluminum saving windows on the complete south side which faces the beautiful front yard. On the north side of this lovely large room is a very large and beautiful fireplace. The rest of this finished master a barbecue fireplace in the lounge room, which has many windows on one side. The kitchen has built-in electric oven and electric burner recessed in dial, as well as electric sink washer and food waste disposal with 40-gallon electric hot water heater. The lovely large bedrooms are finished in plywood paneling, with many spacious closets, and one with a beautiful tile bath. A double garage with maid's room and both complete tile floors on a lovely large high lot in Bel Meade.

This home has exposed beam ceiling throughout for the new modern look. A cold water tower in the rear yard for the air conditioning and a modern fence are attractive features.

<p>Architect OTTO RANSLEREN Trust Bldg.</p> <p>Aluminum Saving Windows BUILDERS SPECIALTY CO. 511 N. Broadway</p> <p>Material by GRAEBER LUMBER CO. 108 N. Broadway</p> <p>Plywood Paneling PLYWOOD TEXAS CO. 401 N. Cherry</p> <p>Plumbing and Heating JOHNIE C. IVY PLUMBING CO. 718 E. Loop</p> <p>Stone by SPLIT STONE and BRICK CO. 21 N. Loop</p> <p>Electrical by A. & A. ELECTRIC CO. 710 W. Loop</p> <p>Tile by KASSNER TILE CO. 1122 N. Broadway</p> <p>Floors and Linoleum MAJIN FLOOR COVERING CO. 1122 N. Broadway</p> <p>Landscaping by WOODLAWN NURSERY 1122 N. Broadway</p>	<p>Carrier Weathermaker</p> <p>AIR CONDITIONING AND HEATING</p> <p>INSTALLED in This Lovely Home by James Kerr Company 3302 Broadway at Jollyline Call R. 1442</p>
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FRANK J BROWN
Builder Of Fine Homes
L-42617 229 Dulmer T-0591

San Antonio Express, Sunday, 24 August 1952, p. 9B.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Brown to Show Unusual House In Bel Meade

A two-bedroom, two-bath house with a 42-foot living room will be exhibited to the public by Frank J. Brown, builder, from 8 a.m. to 6 p.m. daily, beginning Sunday.

The dwelling is situated at 207 Wyanoke Drive, Bel Meade.

Named "The Arcadia," the house has year-round air-conditioning and includes a lounge room adjoining the living room, with fireplace in the living room and a barbecue pit in the lounge. Features include exposed-beam ceilings throughout and aluminum awning-type windows across the front. Baths are fully tiled, and the rear of the lot is fenced.

A double garage has a maid's room and bath attached.

House construction is stone veneer with chalk trim.



AMPLE-SIZE LIVING ROOM—42 feet long—is one of the features of "The Arcadia," 207 Wyanoke Drive, Bel Meade, which Frank J. Brown, builder, will open for public showing from 8 a.m. to 6 p.m. daily beginning Sunday. The south-front dwelling, air-conditioned for both summer and winter, features aluminum awning-type windows across the front and exposed-beam ceilings.

San Antonio Express, Sunday, 24 August 1952, p. 8-B.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

BEAUTIFUL - BEAUTIFUL AUSTONE



The Above Lovely Home of AUSTONE "The Perfect Building Stone"
WAS BUILT and DESIGNED BY
FRANK J. BROWN
229 Delmar L-29769

IS LOCATED AT 111 WYANOKE in BEL MEADE

It Is Nearing Completion and Is Open to the Public

Drive Out and See the Latest in Masonry Construction
Built of Maroon AUSTONE (Also Available in Pink,
Green, White or Gray). No Fading. Waterproof — Will
Last Forever.

AUSTONE "The Perfect Building Stone," mfg. by
AUSTONE PRODUCTS CO.
626 GUADALUPE ST. F-2288
L. E. PEEK Owners CLYDE K. PEEK

*San Antonio Express,
Sunday, 9 September 1953, p. 7D.*

CLASSIFIED DISPLAY CLASSIFIED DISPLAY 102 W. Josephine — G-1495

The TROPICAL
115 WYANOKE DR.
In Bel Meade



Open 10 to 10
Out N. New Braunfels
to BURR RD.
East to
Bel Meade

COMPLETELY AIR CONDITIONED . . . 72° the Year Round
Furnished - Carpeted - Draped - By KING FURNITURE CO.

**A MOST COMPLETE MODERN HOME — THERE IS NOTHING ON THE MARKET TO
COMPARE IN QUALITY, DESIGN, PRICE . . . SEE IT FOR YOURSELF.**

A 3-bedroom, 2 large all tile bath stone home, located on a choice corner lot with an unobstructed view. Modern all electric kitchen, over 2,400 sq. ft. living area on a slab foundation. Two large stone patios, one a dining patio opens from the dining room through large sliding glass doors. The other on the east side is covered with an aluminum cover.
Cave Lighting Planned by Electrical Distributing Co.

ANOTHER ONE OF BROWN'S FINE HOMES FOR YOUR INSPECTION — MAY ACCEPT TRADE

FRANK J. BROWN
Builder of FINE HOMES
229 DELMAR

T-0591 K-3357

San Antonio Express, Sunday, 14 August 1953, p. 9B.

Materials Submitted by Applicant

Architectural Description

Ohman House, 1953

Set between Burr Rd and Wyanoke Dr on the high side of a southern sloped hill in the Bel Meade neighborhood, the Ohman House is a single story two bedroom Mid-Century home. The property is set back from Wyanoke Dr behind a large Oak tree and faces South overlooking Bel Meade. The front of the home is characterized by large clerestory windows that span the entire front face with aluminum awning windows below, split faced concrete Roman block siding, wide overhangs, and exposed beams supporting the flat shed style roof. The roof slopes toward the rear of the home and aside from the front clerestory windows, is separated from the block siding by inset plywood on the front face of the home and asbestos shingle siding on the sides and rear. The front face of the home is symmetrical with recesses on either side for the front entry on the West side and master bedroom deck on the East side. The West porch that serves the entrance is concrete, a modification from the original wood constructed porch and the East deck was a 1980s addition constructed when the original two front facing master bedroom windows were removed and replaced with French doors. The exterior extends to the interior with exposed Douglas fir beams and the tongue and groove boards used to support the flat built up tar and gravel roof, visible in every room of the home. At night, from the street, one can see the seamless transition when looking from the overhangs through the large windows at the illuminated ceiling inside. The two bedrooms on either side of the home are divided by a living/dining room on the front facing side and a den and kitchen on the rear facing side. Through the center of the home stands a wide double sided fireplace that divides the front side living room, and rear side kitchen and den. The East and West sides of the home are characterized by single large picture windows. The rear side of the home looks out through the same aluminum awning windows used in the front to a large swimming pool and spa, retaining wall, and car port accessible from Burr Rd, all 1980s additions that are not significant or contributory to the homes architecture. Additionally, a casita which was original to the property, is connected to the home's rear West side via a garage constructed in the 1980s, also not architecturally significant or contributory. The garage opens to the West to a concrete drive that extends down slope to Wyanoke Dr with an additional paved two car parking spot directly in front of the home's entrance.

Property history

The home sits in the Bel Meade neighborhood which was developed in the 1940s by Albert Steves on land that had previously been the estate of George W. Brackenridge. Part of the post-War boom, Bel Meade is a small neighborhood of 163 lots with mostly Mid-Century style and ranch style homes. The home was reportedly a builder designed home originally purchased by two sisters who lived there till the 1980s. The builder of the home is unknown but Ed Steves & Sons constructed many of the surrounding homes. Whoever built and designed the home was influenced by the modern architecture characteristic of the Mid-Century style as demonstrated by the expansive use of large paned clerestory windows, exposed beams and tongue and groove ceiling, and flat shed style roof. The aluminum awning Ludman windows are also significant as they're some of the first examples of the type and are unambiguously Mid-Century in style. The home is a unique example of Mid-Century architecture in a characteristically Mid-Century neighborhood established on land significant to San Antonio.

Criteria the property meets under UDC 35-607

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;
10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;
12. It is an important example of a particular architectural type or specimen;
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;

References

<https://belmeadehomesassociation.com/history-of-bel-meade/>

Contractor's discussion with original owners

1980s proposed re-model plans

1980s pool and spa plans

Original survey









































