



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

Per City Council Resolution 2021-04-15-0027R, the Office of Historic Preservation requests a change of zoning to add "HL" Historic Landmark designation to 828 Nevada. *OHP staff recommends approval.*

Case Comments:

On March 17, 2021, the Historic and Design Review Commission (HDRC) agreed with the applicant's finding of historic significance and supported the designation of the property as a local landmark. On April 15, 2021, City Council directed City Staff to move forward with landmark designation. On June 16, 2021, the HDRC recommended designation of 828 Nevada to the Zoning Commission.

Case History:

September 7, 2021	Zoning Commission hearing
June 16, 2021	Second Historic & Design Review Commission (HDRC) hearing to consider City Council Resolution
April 15, 2021	City Council directs City staff to initiate designation
March 17, 2021	Historic & Design Review Commission (HDRC) hearing

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.

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

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 of Fact:

- a. On March 17, 2021, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 828 Nevada. On April 15, 2021, City Council approved Resolution 2021-04-01-0027R 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.

ATTACHMENTS:

City Council Resolution 2021-04-15-0027R
HDRC recommendation
HDRC published exhibits

RESOLUTION **2021-04-15-0027R**

**TO INITIATE HISTORIC LANDMARK DESIGNATION FOR
828 NEVADA STREET, LOCATED IN CITY COUNCIL
DISTRICT 2, AND WAIVE APPLICATION FEES.**

* * * * *

WHEREAS, the City of San Antonio'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 March 17, 2021, the City's Historic and Design Review Commission approved the finding of historic significance and recommended approval to initiate historic landmark designation for the property at 828 Nevada Street, in City Council District 2; and

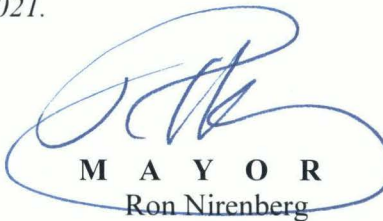
WHEREAS, City Council seeks to initiate historic landmark designation of 828 Nevada Street, San Antonio Texas in accordance with Texas Government Code Chapter 211 and City Code of San Antonio, Texas, Chapter 35, Unified Development Code; **NOW THEREFORE**,

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


SECTION 1. City Council hereby directs City staff to initiate historic landmark designation of the property located at 828 Nevada Street, San Antonio Texas 78212 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 15th day of April, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


for Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

April 15, 2021

Item: 19

File Number: 21-2605

Enactment Number:

2021-04-15-0027R

Resolution to initiate historic landmark designation for 828 Nevada Street and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember Shirley Gonzales made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry



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

June 16, 2021

HDRC CASE NO: 2021-208
ADDRESS: 828 NEVADA
LEGAL DESCRIPTION: NCB 3100 BLK LOT 8
APPLICANT: Office of Historic Preservation - 839966 PO BOX
OWNER: JCCH PROPERTY SOLUTIONS LLC - 4007 MCCULLOUGH AVE

REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 828 Nevada.

FINDINGS:

- a. On March 17, 2021, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 828 Nevada. On April 15, 2021, City Council approved Resolution 2021-04-01-0027R 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 828 Nevada based on finding a.

COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent than the last name "Miller".

Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-208
ADDRESS: 828 NEVADA
LEGAL DESCRIPTION: NCB 3100 BLK LOT 8
ZONING: RM-4
CITY COUNCIL DIST.: 2
APPLICANT: OFFICE OF HISTORIC PRESERVATION
OWNER: JCCH PROPERTY SOLUTIONS LLC
TYPE OF WORK: Recommendation for Historic Landmark Designation
CASE MANAGER: Jessica Anderson

REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 828 Nevada.

APPLICABLE CITATIONS:

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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.

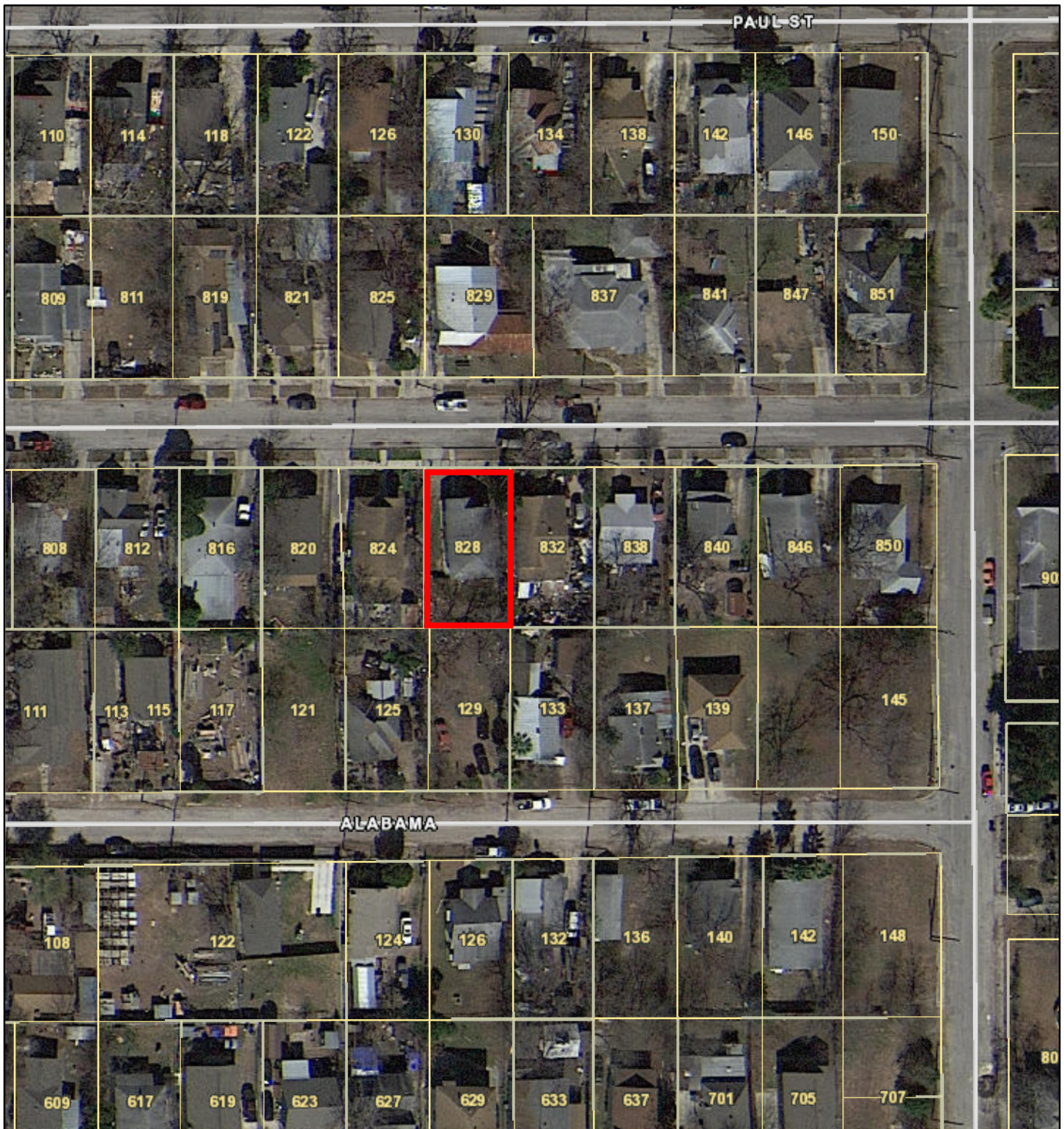
FINDINGS:

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RECOMMENDATION:

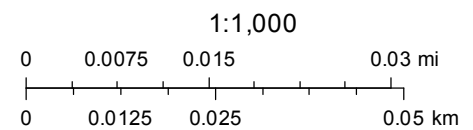
Staff recommends that the Historic and Design Review Commission recommend approval of historic landmark designation of 828 Nevada based on finding a.

City of San Antonio One Stop



March 9, 2021

 COSA City Limit Boundary



Bexar CAD

Property Search Results > 140714 JCCH PROPERTY SOLUTIONS LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	140714	Legal Description:	NCB 3100 BLK LOT 8
Geographic ID:	03100-000-0080	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	828 NEVADA ST SAN ANTONIO, TX 78203	Mapsc0:	617B6
Neighborhood:	S. OF COMMERCE TO M.L.K. (SA	Map ID:	
Neighborhood CD:	57101		

Owner

Name:	JCCH PROPERTY SOLUTIONS LLC	Owner ID:	3141461
Mailing Address:	4007 MCCULLOUGH AVE SAN ANTONIO, TX 78212-2420	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$40,480	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$51,900	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$92,380	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$92,380	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$92,380	

Taxing Jurisdiction

Owner: JCCH PROPERTY SOLUTIONS LLC

% Ownership: 100.0000000000%

Total Value: \$92,380

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$92,380	\$92,380	\$21.86		
08	SA RIVER AUTH	0.018580	\$92,380	\$92,380	\$17.16		
09	ALAMO COM COLLEGE	0.149150	\$92,380	\$92,380	\$137.79		
10	UNIV HEALTH SYSTEM	0.276235	\$92,380	\$92,380	\$255.18		
11	BEXAR COUNTY	0.277429	\$92,380	\$92,380	\$256.29		
21	CITY OF SAN ANTONIO	0.558270	\$92,380	\$92,380	\$515.73		
57	SAN ANTONIO ISD	1.502300	\$92,380	\$92,380	\$1,387.83		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$92,380	\$92,380	\$0.00		
Total Tax Rate:		2.805632					
Taxes w/Current Exemptions:					\$2,591.84		
Taxes w/o Exemptions:					\$2,591.84		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	840.0 sqft	Value: \$37,720
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1915	840.0
ENC	Enclosure	F - NO		1915	72.0
OP	Attached Open Porch	F - NO		1915	98.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$2,760
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		0	190.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1069	4655.00	49.00	95.00	\$51,900	\$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	\$40,480	\$51,900	0	92,380	\$0	\$92,380
2019	\$44,520	\$41,520	0	86,040	\$0	\$86,040
2018	\$25,480	\$41,520	0	67,000	\$0	\$67,000
2017	\$22,160	\$22,840	0	45,000	\$0	\$45,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/24/2019	WD	Warranty Deed	CASTRO JOSE & HENNEKE FINANCIAL GROUP LLC	JCCH PROPERTY SOLUTIONS LLC			20190120410
2	6/26/2018	WD	Warranty Deed	QADIMASIL ERNEST FRANKLIN STEVENSON	CASTRO JOSE & HENNEKE FINANCIAL GROUP LLC			20180127808
3	12/13/2010	ED	EXECUTOR'S DEED	STEVENSON HENRIETTA R	QADIMASIL ERNEST FRANKLIN STEVENSON	14773	0935	20100224880

2021 data current as of Mar 9 2021 1:18AM.

2020 and prior year data current as of Mar 5 2021 5:27PM

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

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

RESOLUTION **2021-04-15-0027R**

**TO INITIATE HISTORIC LANDMARK DESIGNATION FOR
828 NEVADA STREET, LOCATED IN CITY COUNCIL
DISTRICT 2, AND WAIVE APPLICATION FEES.**

* * * * *

WHEREAS, the City of San Antonio'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 March 17, 2021, the City's Historic and Design Review Commission approved the finding of historic significance and recommended approval to initiate historic landmark designation for the property at 828 Nevada Street, in City Council District 2; and

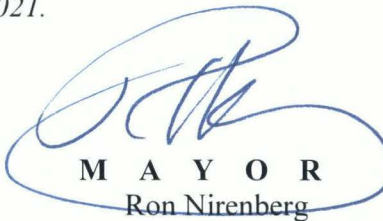
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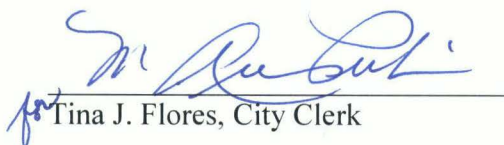
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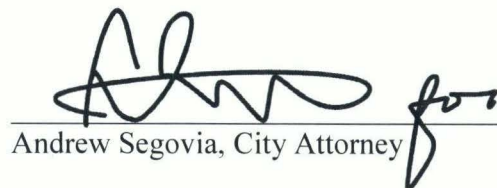
PASSED AND APPROVED this 15th day of April, 2021.

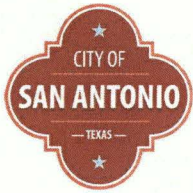

M A Y O R
Ron Nirenberg

ATTEST:


for Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

April 15, 2021

Item: 19

File Number: 21-2605

Enactment Number:

2021-04-15-0027R

Resolution to initiate historic landmark designation for 828 Nevada Street and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember Shirley Gonzales made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry



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

March 17, 2021

HDRC CASE NO: 2021-112
ADDRESS: 828 NEVADA
LEGAL DESCRIPTION: NCB 3100 BLK LOT 8
APPLICANT: OFFICE OF HISTORIC PRESERVATION - 839966 PO BOX
OWNER: Jose Castro/JCCH PROPERTY SOLUTIONS LLC - 4007 McCullough Ave

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 828 Nevada for landmark designation.

FINDINGS:

- a. On January 19, 2021, a demolition application was submitted to the Office of Historic Preservation by the property owner of the structure at 828 Nevada, located in the Denver Heights neighborhood of City Council District 2. OHP staff researched the property to determine eligibility during the 30-day review period provided by UDC 35-455. OHP contacted the owner on February 11, 2021, to inform him that preliminary evidence suggested the home may be significant and to arrange a site visit.
- 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 virtual site visit on February 24, 2021. Notes are included in the case file.
- d. **HISTORIC CONTEXT:** The property at 828 Nevada is a single-story Craftsman-style residence built in 1918 by Ed. Steves & Sons for John M. and Nona Tinsley. It is located in the Denver Heights neighborhood of City Council District 2. Jose Castro currently owns the property. The Tinsleys purchased the lot from William and Etta Lehr in 1917. William worked as a cashier for Ed. Steves & Sons; in 1918, the Tinsleys hired that firm, "composed of Albert Steves & Ernest Steves," to build their Craftsman-style home. Ed. Steves & Sons was founded in San Antonio in 1866 by Edward Steves and his sons Edward Jr., Albert, and Ernest. The company remains in business as Steves & Sons, Inc. Like most homeowners and renters on the 400 to 2200 blocks of Nevada, and many residents of Denver Heights at that time, the Tinsleys were Black people; they owned 828 Nevada as a rental property until 1940. One of the Tinsleys' renters was the Inge Family, who occupied the home in 1924 before moving across the street to 829 Nevada. George Jr and Alma Inge lived there until their deaths in 1973 and 1989, respectively; their son, George III, sold 829 Nevada in 1990. 828 Nevada retains many of the character-defining features of a Craftsman residence: clapboard siding, exposed rafter tails and triangular knee braces, multiple roof planes, a front-gabled partial-width porch, a continuous sill line, and a battered skirt also clad in clapboard. The block is also largely intact, with Craftsman the dominant style along the street. There are few examples contemporary infill on the block and some midcentury infill on adjacent blocks.
- e. **SITE CONTEXT:** The property at 828 Nevada is a single-story Craftsman-style residence built in 1918. It is located in the Denver Heights neighborhood of City Council District 2. The house is located on the south side of

Nevada St on a block bounded to the north by Nevada, the east by S Monumental St, the south by Alabama St, and the west by S Pine St. The property is two blocks north of the Knob Hill Historic District, and about five blocks south of the Dignowity Hill Historic District. The property is enclosed by chain-link and wood fencing.

f. **ARCHITECTURAL DESCRIPTION:** The house is clad in wood clapboard with a battered skirt below a continuous sill line. The composition-shingle roof is front-gabled with a separate front-gabled roof plane over a partial-width porch, and features wide eaves, exposed rafter tails, and triangular braces in the gables. The rear of the house is hipped. The porch, which dominates the north and primary elevation, is supported by tapered wood columns with decorative stickwork at the capitals, that meet a knee wall that partially encloses the porch. The modern paneled front door, with a metal storm door, is right of center on the porch. One-over-one wood windows are present either alone or in ganged pairs, with few remaining one-over-one wood screens. A porch at the southeast corner of the home has been enclosed with plywood, and has a modern sliding window on the south side. Character-defining features of 828 Nevada include a composition shingle front-gabled roof with separate front-gabled roof plane over partial-width porch, and hipped rear; exposed rafter tails; triangular knee braces in gables; clapboard siding and battered skirt; continuous sill line; one-over-one wood windows; one-over-one wood screens, where present; tapered wood columns with decorative stickwork at the capitals; and a clapboard-clad knee wall partially enclosing front porch.

g. **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):

1. Its value as a visible or archeological reminder of the cultural heritage of the community; 828 Nevada is located in an historically Black neighborhood; nearly all homeowners and renters on the 400 to 2200 blocks of Nevada were Black people. On the 800 block, a remarkable number of families continued to live in their homes from the 1910s through at least the late 1950s.

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 was built by Ed. Steves & Sons, a San Antonio company founded in 1866 that remains in business as Steves & Sons, Inc.

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 intact example of a Craftsman-style residence and retains its original footprint with only one modification (closed rear porch) and its character-defining features.

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 in an area staff finds to be an eligible local historic district, Denver Heights, an historically Black neighborhood.

h. 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.

i. 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 828 Nevada based on findings a through g.

COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent than the last name "Miller".

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 828 Nevada

1. Application Details

Applicant: Office of Historic Preservation

Type: Request for Review of Historic Significance

Date Received: 4 March 2021

2. Findings

The property at 828 Nevada is a single-story Craftsman-style residence built in 1918 by Ed. Steves & Sons for John M. and Nona Tinsley. It is located in the Denver Heights neighborhood of City Council District 2. Jose Castro currently owns the property.

The Tinsleys purchased the lot from William and Etta Lehr in 1917.¹ William worked as a cashier for Ed. Steves & Sons;² in 1918, the Tinsleys hired that firm, “composed of Albert Steves & Ernest Steves,” to build their Craftsman-style home.³ Ed. Steves & Sons was founded in San Antonio in 1866 by Edward Steves and his sons Edward Jr., Albert, and Ernest. By 1879, the firm carried an average of three million feet of lumber, and continued to grow as frame buildings rose in popularity. The company remains in business as Steves & Sons, Inc.⁴

The house first appears in the 1919 city directory as 834 Nevada;⁵ by 1921, the home was listed as 828 Nevada.⁶ By 1918, when the subject structure was built, the west half of the 800 block of Nevada was almost fully developed;⁷ houses on the east half of the block were constructed from the late 1910s and into the 20s. Like most homeowners and renters on the 400 to 2200 blocks of Nevada, and many residents of Denver Heights at that time, the Tinsleys were Black people.⁸ The Tinsleys owned 828 Nevada as a rental property until 1940, when they sold it to Henrietta R. Stevenson.⁹

One of the Tinsleys’ renters was the Inge Family, who occupied the home in 1924.¹⁰ George Inge, Jr, was born in Virginia;¹¹ his father was formerly enslaved and became a public school teacher in Charlottesville

¹ Bexar County Clerk (web site). Warranty Deed: William E. Lehr et ux to John Tinsley et ux, 27 June 1917. Document #104570.

² San Antonio City Directory, 1917, p. 437.

³ Bexar County Clerk (web site). B. & M. Lien: John M. Tinsley et ux to Ed. Steves & Sons, 27 March 1918. Document #3671.

⁴ Steves & Sons (web site). Accessed 9 March 2021. Stevesdoors.com.

⁵ San Antonio City Directory, 1919, p. 700.

⁶ San Antonio City Directory, 1921, p. 733.

⁷ Sanborn Fire Insurance Map: San Antonio, Texas, 1912, vol. 3, sheets 276 and 277. San Antonio City Directory, 1918, p. 140-1.

⁸ San Antonio City Directory, 1919, p. 700; 1924, p. 172.

⁹ Bexar County Clerk (web site). Warranty Deed: John Tinsley et al to Mrs. Henrietta R. Stevenson, 2 January 1940. Document #200221.

¹⁰ San Antonio City Directory, 1926, p. 172.

¹¹ Fifteenth Census of the United States: 1930. San Antonio, Bexar County, Texas, part of Justice Precinct 1, sheet 17B.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

after emancipation and before opening a grocery store.¹² In 1918, George Jr was stationed at Fort Sam Houston in San Antonio. After arriving here, he met and married Alma Keener, who was born in Houston and taught for the San Antonio School District.¹³ By 1926, the Inges moved across the street to 829 Nevada. George Jr and Alma lived there for more than 50 years; George Jr passed away in 1973,¹⁴ and Alma stayed in the home until her death in 1989.¹⁵ Their son, George III, sold 829 Nevada in 1990.¹⁶

The property first appears on the 1931 Sanborn Fire Insurance map, along with a rear garage at the southwest corner of the lot that has since been demolished. The footprint of the primary structure remains as it appears on this map; the only modification to the exterior is that the rear porch was enclosed. The house retains many of the character-defining features of a Craftsman residence: clapboard siding, exposed rafter tails and triangular knee braces, multiple roof planes, a front-gabled partial-width porch, a continuous sill line, and a battered skirt also clad in clapboard.¹⁷ The square columns retain their decorative details at the capital, and the structure appears to retain its original one-over-one wood windows along with a couple one-over-one wood screens. The block is also largely intact, with Craftsman the dominant style along the street. There are few examples contemporary infill on the block and some midcentury infill on adjacent blocks.

3. Architectural Description

The property at 828 Nevada is a single-story Craftsman-style residence built in 1918. It is located in the Denver Heights neighborhood of City Council District 2. The house is located on the south side of Nevada St on a block bounded to the north by Nevada, the east by S Monumental St, the south by Alabama St, and the west by S Pine St. The property is two blocks north of the Knob Hill Historic District, and about five blocks south of the Dignowity Hill Historic District. The property is enclosed by a chain-link fence on the north and west sides and about the north two-thirds of the east side; the chain-link fence on the north portion of the east side meets a wood privacy fence near the southeast corner of the home and continues along the south end of the lot. A short length of wood privacy fence meets the east side of the house at the north end of the enclosed porch and connects to the east fencing where the chain-link meets wood. There are chain-link gates at the driveway and sidewalk to the front porch. A concrete apron meets the gate, but there is no formal driveway beyond the gate, only dirt where cars have driven into the grass along the west side of the house. Other homes on the block either have full-width concrete driveways or the same informal dirt drives as the subject structure. There are some smaller tress at the rear of the house, and the lot is largely covered by grass.

The house is clad in wood clapboard with a battered skirt below a continuous sill line. The composition-shingle roof is front-gabled with a separate front-gabled roof plane over a partial-width porch, and features wide eaves, exposed rafter tails, and triangular braces in the gables. The rear of the house is hipped. The porch, which dominates the north and primary elevation, is supported by tapered wood columns with decorative stickwork at the capitals, that meet a knee wall that partially encloses the porch. The modern

¹² "Progress Past." The Daily Progress, 13 June 2018. Accessed 25 February 2021. https://dailyprogress.com/progress-past/article_295337b1-ba3e-5019-8049-3dea178663b6.html.

¹³ "Death Claims Veteran Educator, G.P. Inge, Jr." San Antonio Register, Friday, 9 November 1973, p. 1, 3.

¹⁴ Ibid.

¹⁵ Find A Grave (web site). George P. Inge Jr., 1891-1973. Accessed 25 February 2021. <https://www.findagrave.com/memorial/819995/george-p-inge>

¹⁶ Bexar County Clerk (web site). Warranty Deed: G. P. Inge III, and wife, Margaret Inge to S. T. Scott, 15 November 1990, Deed book, vol. 953, p. 673.

¹⁷ McAlester, Virginia. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Knopf, 2015. P. 566-78.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

paneled front door, with a metal storm door, is right of center on the porch. One-over-one wood windows are present either alone or in ganged pairs, with few remaining one-over-one wood screens. A porch at the southeast corner of the home has been enclosed with plywood and has a modern sliding window on the south side.

Character-defining features of 828 Nevada include:

- Composition shingle front-gabled roof with separate front-gabled roof plane over partial-width porch, and hipped rear.
- Exposed rafter tails
- Triangular braces in gables
- Clapboard siding and battered skirt
- Continuous sill line
- One-over-one wood windows and one-over-one wood screens, where present
- Tapered wood columns with decorative stickwork at the capitals
- Clapboard-clad knee wall partially enclosing front porch

4. Landmark Criteria

828 Nevada meets the following criteria under UDC 35-607(b):

- **1: Its value as a visible or archeological reminder of the cultural heritage of the community;** 828 Nevada is located in an historically Black neighborhood; nearly all homeowners and renters on the 400 to 2200 blocks of Nevada were Black people. On the 800 block, a remarkable number of families continued to live in their homes from the 1910s through at least the late 1950s.
- **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 was built by Ed. Steves & Sons, a San Antonio company founded in 1866 that remains in business as Steves & Sons, Inc.
- **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 intact example of a Craftsman-style residence and retains its original footprint with only one modification (closed rear porch) and its character-defining features.
- **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 in an area staff finds to be an eligible local historic district, Denver Heights, an historically Black 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 828 Nevada meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 828 Nevada. Further research may reveal additional significance associated with this property.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

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.



Northeast oblique



North (primary) elevation

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



South (rear) elevation

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Southeast oblique, showing east elevation

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DDC SITE VISIT: 828 NEVADA

24 February 2021 | Call at 4 PM

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

Case History:

- Demolition request received 19 January 2021
- Staff site visit 23 February 2021

The property at 828 Nevada is a single-story Craftsman-style residence built c. 1924. It is located in the Denver Heights neighborhood of City Council District 2. Jose Castro currently owns the property. Its first occupants were George and Alma Inge; George was a barber, and Alma was a teacher. Like most homeowners and renters on the 400 to 2200 blocks of Nevada, the Inges were Black people.

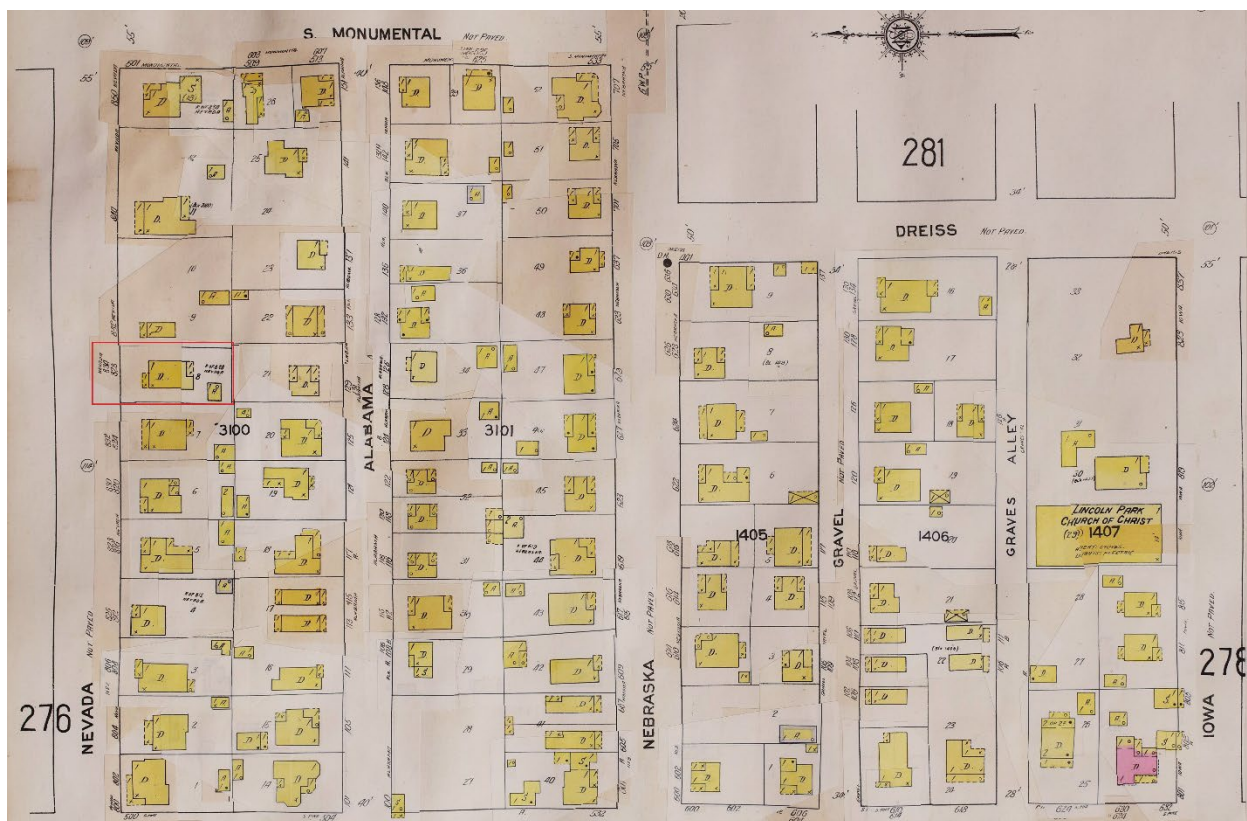
The property first appears on the 1931 Sanborn Fire Insurance map, along with a rear garage at the southwest corner of the lot that has since been demolished. The footprint of the primary structure remains as it appears on this map; the only modification to the exterior is that the rear porch was enclosed. The house retains many of the character-defining features of a Craftsman residence: clapboard siding, exposed rafter tails and triangular knee braces, multiple roof planes, a front-gabled partial-width porch, a continuous sill line, and a battered skirt also clad in clapboard. The square columns retain their decorative details at the capital, and the structure appears to retain its original one-over-one wood windows along with a couple one-over-one wood screens. The block is also largely intact, with one example of contemporary infill on the block and some midcentury infill on adjacent blocks.

Eligible criteria under UDC Sec. 35-607(b):

- 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** 828 Nevada is located in an historically Black neighborhood; nearly all homeowners and renters on the 400 to 2200 blocks of Nevada were Black people.
- 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 single-story;** the house is intact example of a Craftsman-style residence and retains its original footprint with only one modification (closed rear porch) and its character-defining features.
- 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 in a neighborhood staff finds to be an eligible local historic district, Denver Heights.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Selection from the 1931 Sanborn Fire Insurance Map, vol. 3, sheet 277.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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

DDC Call and Virtual Site Visit

24 February 2021

828 Nevada

Request for Review of Historic Significance

In attendance

- Commissioners: Jeff Fetzer (by phone)
- Staff: Jessica Anderson

Staff provided photos and videos of the interior and exterior of the subject structure along with a summary of staff's preliminary research prior to the meeting.

No commissioners were available for a planned call with the property owner, but Fetzer provided comments to staff by phone earlier in the day after reviewing preliminary findings, photos, and videos. The call was unrecorded.

Fetzer reported that the house reminds him of 212 E Dewey, but it's more in tact and with more significance due to its relationship to a family that helped develop the neighborhood. He said he would recommend designation to City Council and would only approve demolition if the owner provided compelling replacement plans.

Bexar CAD

Property Search Results > 140714 JCCH PROPERTY SOLUTIONS LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	140714	Legal Description:	NCB 3100 BLK LOT 8
Geographic ID:	03100-000-0080	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	828 NEVADA ST SAN ANTONIO, TX 78203	Mapsco:	617B6
Neighborhood:	S. OF COMMERCE TO M.L.K. (SA	Map ID:	
Neighborhood CD:	57101		

Owner

Name:	JCCH PROPERTY SOLUTIONS LLC	Owner ID:	3141461
Mailing Address:	4007 MCCULLOUGH AVE SAN ANTONIO, TX 78212-2420	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$40,480	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$51,900	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$92,380	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$92,380	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$92,380	

Taxing Jurisdiction

Owner: JCCH PROPERTY SOLUTIONS LLC

% Ownership: 100.0000000000%

Total Value: \$92,380

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$92,380	\$92,380	\$21.86		
08	SA RIVER AUTH	0.018580	\$92,380	\$92,380	\$17.16		
09	ALAMO COM COLLEGE	0.149150	\$92,380	\$92,380	\$137.79		
10	UNIV HEALTH SYSTEM	0.276235	\$92,380	\$92,380	\$255.18		
11	BEXAR COUNTY	0.277429	\$92,380	\$92,380	\$256.29		
21	CITY OF SAN ANTONIO	0.558270	\$92,380	\$92,380	\$515.73		
57	SAN ANTONIO ISD	1.502300	\$92,380	\$92,380	\$1,387.83		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$92,380	\$92,380	\$0.00		
Total Tax Rate:		2.805632					
Taxes w/Current Exemptions:					\$2,591.84		
Taxes w/o Exemptions:					\$2,591.84		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	840.0 sqft	Value: \$37,720
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1915	840.0
ENC	Enclosure	F - NO		1915	72.0
OP	Attached Open Porch	F - NO		1915	98.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$2,760
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		0	190.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1069	4655.00	49.00	95.00	\$51,900	\$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	\$40,480	\$51,900	0	92,380	\$0	\$92,380
2019	\$44,520	\$41,520	0	86,040	\$0	\$86,040
2018	\$25,480	\$41,520	0	67,000	\$0	\$67,000
2017	\$22,160	\$22,840	0	45,000	\$0	\$45,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/24/2019	WD	Warranty Deed	CASTRO JOSE & HENNEKE FINANCIAL GROUP LLC	JCCH PROPERTY SOLUTIONS LLC			20190120410
2	6/26/2018	WD	Warranty Deed	QADIMASIL ERNEST FRANKLIN STEVENSON	CASTRO JOSE & HENNEKE FINANCIAL GROUP LLC			20180127808
3	12/13/2010	ED	EXECUTOR'S DEED	STEVENSON HENRIETTA R	QADIMASIL ERNEST FRANKLIN STEVENSON	14773	0935	20100224880

2021 data current as of Mar 9 2021 1:18AM.

2020 and prior year data current as of Mar 5 2021 5:27PM

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

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

appeared F.J.Fox and wife, Hilda A.Fox. known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the said Hilda A.Fox, wife of the said F.J.Fox having been examined by me privily and apart from her said husband and having the same by me fully explained to her, she, the said Hilda A. Fox 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. Given under my hand and seal of office, on this the 27th day of June A.D. 1917.

(Seal)

R. O. Huff

Notary Public in and for Bexar County, Texas.

Filed for record June 27th, 1917, At 12:20 O'clock P.M.
Recorded July 16th, 1917, At 3:25 O'clock P.M.
Frank R. Newton, County Clerk, Bexar County, Texas.
By A.H. Coates, Deputy.

#####

#104570;

William E. Lehr et ux

WARRANTY DEED

John Tinsley et ux

The State of Texas, 6

County of Bexar., KNOW ALL MEN BY THESE PRESENTS: That we, William E. Lehr and wife, Etta Lehr of the City of San Antonio, County of Bexar, State of Texas, in consideration of Three Hundred Fifty & 00/100 Dollars to us in hand paid by John Tinsley and wife, Nona Tinsley receipt of which is hereby fully acknowledged have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said John Tinsley and Nona Tinsley of the City of San Antonio, County of Bexar, and State of Texas, the following described real estate, to-wit: Lot No. Eight (8) in New City Block No. Thirty-one Hundred (3100) fronting on the south side of Nevada Street, being situated within the corporate limits of the City of San Antonio, Bexar County, Texas. TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said John Tinsley and Nona Tinsley, their heirs or assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said John Tinsley and Nona Tinsley, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness our hands this 27 day of June 1917.

William E. Lehr

Etta Lehr

The State of Texas.

County of Bexar. Before me. Walter G. Lehr, a Notary Public in and for Bexar County, Texas, on this day personally appeared William E. Lehr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 27th day of June A.D. 1917.

(Seal)
#1219

Walter G. Lehr

Notary Public in and for Bexar County, Texas.

The State of Texas;

County of Bexar. Before me, Walter G. Lehr a Notary Public in and for Bexar County, Texas, on this day personally appeared Etta Lehr, wife of William E. Lehr, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined

by me privily and apart from her husband, and having the same fully explained to her, she, the said Etta Lehr, 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. Given under my hand and seal of office, this 27th day of June A.D. 1917.

.(Seal)
#1220

Walter G. Lehr

Notary Public in and for Bexar County, Texas.

Filed for record June 27th, 1917, At 12:50 O'clock P.M.
Recorded July 16th, 1917, At 3:45 O'clock P.M.
Frank R. Newton, County Clerk, Bexar County, Texas.
By A.H. Coates, Deputy.

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#104571

Brunhilde Lodge No. 7, Order of Sons
of Hermann, State of Texas.

TRANSFER OF LIENS

Grand Lodge of the Order
of the Sons of Hermann,
State of Texas.

The State of Texas,

County of Bexar.

KNOW ALL MEN BY THESE PRESENTS: That I, Marie Weiss, President of Brunhilde Lodge No. 7, Order of the Sons of Hermann in the State of Texas, acting herein by virtue of the power and authority vested in me by a resolution passed by said Brunhilde Lodge No. 7, Order of the Sons of Hermann in the State of Texas, at a regular meeting of said Lodge on the day of A.D. 1917, for and in consideration of the sum of One Dollar and other good and valuable considerations to me in hand paid by the Grand Lodge of the Order of the Sons of Hermann in the State of Texas, the receipt of which is hereby acknowledged, do hereby assign, transfer and convey unto the said Grand Lodge of the Order of the Sons of Hermann in the State of Texas, its successors and assigns, the following described notes, together with the liens securing the same, said notes being the property of said Brunhilde Lodge No. 7, Order of the Sons of Hermann in the State of Texas. 1. Note of Willie Reininger, for \$6000.00 with balance due of \$1000.00, dated March 12, 1913, payable to order of Arthur Rippstein, secured by vendor's lien on 61.3 acres of land out of original survey No. 132, Gertrude Rodriguez, Bexar County, Texas, and transferred by said Arthur Rippstein to said Brunhilde Lodge No. 7, O.D.H.S. by written instrument recorded in Volume 450, pages 293-294, Records of Deeds of Bexar County, Texas; the time of payment of said note having been extended by agreement endorsed on the back of said note to December 1, 1919, executed by said Willie Reininger and Pauline Reininger, his wife. 2. Note of L.C. Houk, for \$1000.00, dated January 19, 1909, payable to order of Frank H. Melcher, due two years after its date, secured by vendor's lien on Lot No. 20, fronting on Avenue E. and running back to Alamo Ditch, and being in New City Block No. 444, in the City of San Antonio, Bexar County, Texas: said note transferred to Brunhilde Lodge No. 7, O.D.H.S. by said Frank H. Melcher by written instrument recorded in Volume 334, on pages 205-206, Records of Deeds of Bexar County, Texas; and the time of payment of said note having been extended to April 25, 1917, by written instrument recorded in Volume 458, pages 478-479, Records of Deeds of Bexar County, Texas. 3. Note of Hermann Schiefelbein and wife Emma Schiefelbein, for \$400.00, dated April 26, 1915, due on or before five years after its date, payable to Mrs. Mary Bernhardt, trustee for Brunhilde Lodge No. 7, O.D.H.S. secured by deed of trust on Lot No. 9, New City Block No. 666, fronting 52.3 feet on South Hackberry Street, in San Antonio, Bexar County, Texas. Said deed of trust being recorded in Volume 461, pages 7-10, Records of Deeds of Trust of Bexar County, Texas. 4. Note of Erlinda Steubing, for \$1350.00, dated March 15, 1910, payable to

County, Texas, for a valuable consideration, the receipt whereof is hereby acknowledged, have transferred, sold and conveyed and by these presents, do transfer, sell and convey unto Campbell Lumber Company, of Bexar County, Texas, without recourse on me, one certain promissory note, dated February 6th, 1918, for the sum of \$1170.00 bearing interest at the rate of 8 per cent from date until maturity, interest payable monthly, executed by Ferdinand Zimmerman and Lillie Zimmerman in my favor and secured by Mechanic's Lien and Deed of Trust, on the following described property. A lot or parcel of land lying East of South Flores Street, and on the South side of Lovers Lane, in City Block A.16, in the City of San Antonio, Bexar County, Texas. TO HAVE AND TO HOLD the above described note, together with all and singular the rights, equities, interest and claims in and to the above described property, existing by virtue of the grantor herein being the lawful owner and holder of said note and the lien securing same, giving unto the said Campbell Lumber Company, its successors and assigns, the sole and exclusive right to hereafter release the same. Witness my hand at San Antonio, Texas, on this the 25th day of March, A.D. 1918.

H. P. Mockert

The State of Texas,

County of Bexar.

Before me, the undersigned authority, on this day personally appeared Henry Mockert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office, on this the 25 day of March, A.D. 1918.

(Seal)

O. R. Wood

Notary Public in and for Bexar County, Texas.

Filed for record Mar. 28th, 1918, At 4:29 O'clock P.M.
Recorded Apr. 6th, 1918, At 4:30 O'clock P.M.
Frank R. Newton, County Clerk, Bexar County, Texas.
By A.H. Coates, Deputy.

#####

#3761

John M. Tinsley et ux

B. & M. LIEN

Ed. Steves & Sons

The State of Texas,

County of Bexar.

This contract made and entered into by and between John M. Tinsley and his wife Nona Tinsley, parties of the first part, and Ed. Steves & Sons, a firm composed of Albert Steves & Ernest Steves, whose postoffice address is San Antonio, Texas, party of the second part, all of San Antonio, Bexar County, Texas, Witnesseth: Party of the second part agrees to furnish Lumber, Material and Labor to the extent of Sixteen Hundred Eighty-five & 00/100 Dollars, to be used in the construction and erection of certain improvements for parties of the first part to be situated upon the following described premises, which premises parties of the first part here state that they own in fee simple free and clear of all liens and incumbrances recorded or unrecorded, except as herein provided, same being in the City of San Antonio, Bexar County, Texas, to-wit: Lot No. Eight (8), New City Block No. 3100, fronting on South side of Nevada Street. In consideration of the foregoing, parties of the first part have paid in cash the sum of Fifty & 00/100 Dollars, and agree and obligate themselves to pay to party of the second part the sum of Sixteen Hundred Thirty-five & 00/100 Dollars, together with interest thereon from date until maturity at the rate of eight per cent per annum, payable monthly, unpaid matured principal and interest to bear 10 per cent interest per annum from maturity until paid, and which indebtedness is evidenced by note of even date herewith, providing for the usual ten per

cent attorney's fee, said note executed by John M. Tinsley and Nona Tinsley, payable to the order of party of the second part, in the City of San Antonio, Bexar County, Texas, as follows, to-wit: In monthly installments of Twenty-two (\$22.00) Dollars, or more, including interest on entire unpaid indebtedness, first of which is due May 1st, 1918, and the remainder due, one, on the 1st day of each and every calendar month thereafter, until the full amount, principal and interest, of the entire indebtedness has been paid. It is expressly agreed and provided that in event of default in the punctual payment of said indebtedness, or any part thereof, principal or interest, as the same shall become due and payable, or in event the above described property, or any part thereof, should be conveyed without the purchaser assuming payment of this indebtedness, or upon failure to keep all taxes paid on said property, or in event of said improvements remaining vacant for a period of more than thirty days, or upon failure to keep the improvements on said property insured against fire and tornado in good responsible insurance companies, to be selected by the holder of said indebtedness if he so desires and to be in favor of said holder, in sums equal to the total amount unpaid of said indebtedness, or upon failure to furnish such policies or certificates into the possession of said holder, then, and in any such case the whole amount of said indebtedness remaining unpaid shall, at the option of the party of the second part, or other holder thereof, immediately mature and become payable. Upon failure of parties of the first part to pay taxes and insurance as above provided such holder shall have the privilege of paying any such taxes and insurance, and the sums so paid shall become a charge upon the above described property, shall bear interest at the rate of 10 per cent per annum from date of payment until repaid and shall be secured by the lien herein created and the party paying such taxes shall also be subrogated to the lien thereof; but the exercise of such privilege shall in no manner affect the right of said holder to mature said indebtedness as otherwise herein provided. All insurance now upon or that may hereafter be placed upon said property shall be payable to and collectible by the holder of this indebtedness, whether so specified in the policies or not. In event any improvements now on, or hereafter to be placed upon above described premises, shall be damaged or destroyed either by fire or tornado, the amount collected from the Insurance Company or Companies shall be immediately paid to the holder of the indebtedness hereby secured, even though no portion of said indebtedness be then due, and said holder shall retain therefrom the full amount to which he may be entitled. To secure the prompt payment of the aforementioned indebtedness, a Builder's Mechanic's, Materialman's, ^{and Laborer's} Lien is created and retained, and Deed of Trust is of even date herewith executed by parties of the first part in favor of James K. Stuart, Trustee, for party of the second part, upon the above described premises and all improvements, additions, fixtures and appurtenances now thereon or to be hereafter placed thereon, which Deed of Trust is referred to, made a part hereof and shall be of the same effect as if fully embodied herein. It is especially agreed that the entering by parties of the first part into possession of said improvements, or the acknowledgment by them of completion of this contract, as well as any other sufficient proof, shall be conclusive evidence that all duties and obligations of party of the second part have been fully and completely performed. This contract is executed and delivered before any labor or material for the erection and construction of said improvements has been furnished. Executed on this the 27th day of March, A.D. 1918.

John M. Tinsley

Nona Tinsley

Ed. Steves & Sons;

By Albert Steves,

A member of the firm.

The State of Texas,

County of Bexar. Before me, the undersigned, a Notary Public in and for the State and County aforesaid, on this day personally appeared John M. Tinsley and Nona Tinsley, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and severally acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said Nona Tinsley, wife of the said John M. Tinsley, having been examined by me privily and apart from her husband, and having the same fully explained to her by me, she, the said Nona Tinsley, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this 28th day of March, A.D. 1918.

(Seal)
#1663

Walter G. Lehr
Notary Public, Bexar County, Texas.

The State of Texas,

County of Bexar. Before me, the undersigned, a Notary Public in and for the State and County aforesaid, on this day personally appeared Albert Steves, a member of the firm of Ed. Steves & Sons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office, this 28th day of March, A.D. 1918.

(Seal)
#1664

Walter G. Lehr.
Notary Public, Bexar County, Texas.

Filed for record Mar. 29th, 1918, At 9:40 O'clock A.M.
Recorded Apr. 8th, 1918, At 9:30 O'clock A.M.
Frank R. Newton, County Clerk, Bexar County, Texas.
By A. H. Coates, Deputy.

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#3787

Campbell Lumber Co.

RELEASE OF LIENS

Albert Kuebel et ux

The State of Texas,

County of Bexar. KNOW ALL MEN BY THESE PRESENTS: That we, The Campbell Lumber Company, the legal owner and holder at time of payment of that certain indebtedness fully described, and secured by lien created, in contract dated 13th day of October, A.D. 1917, recorded in Vol. 27, pages 569-70 of Mechanic's and Builders' Lien Records, of Bexar County, Texas, said contract executed by Albert Kuebel and wife Adele Kuebel, and parties of the first part, and Frank Daniels, party of the second part, said indebtedness being also described and payment further secured by Deed of Trust of even date with said contract, for and in consideration of the full and final payment of said indebtedness, hereby declare same Discharged and the property covered by said contract and Deed of Trust is hereby Released from said lien, same being described as follows: Situated in the City of San Antonio, Bexar County, Texas, known and described as Lots 37 & 38, Block _ New City Block 3508. Executed on this the 29th day of March, A.D. 1918.

Campbell Lumber Co.

Thos T. Campbell pres.

The State of Texas,

County of Bexar. Before me, the undersigned, a Notary Public in and for the State and County aforesaid, on this day personally appeared Thos. T. Campbell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he

by acknowledged, have Granted, Sold and Conveyed, and by these presents do grant, sell and convey unto the said W.H. Crawford, and wife, Anna Marie Crawford, of Bexar County, Texas, all that certain tract or parcel of land lying and being situated within Bexar County, Texas, and being described as follows, to-wit: Lots Seven (7) and Eight (8), in Block Twenty-six (26) of the Los Angeles Addition of the City of San Antonio, Texas, according to the map and plat on file in the office of the County clerk of Bexar County, Texas; and being the same property conveyed to me by The Los Angeles Heights Improvement Company by deed dated July 21, 1914, and duly recorded in Volume 441, pages 358-360 of the Deed Records of Bexar County, Texas, to which reference is here made; and it is also expressly understood and agreed that the conveyance hereby made is subject to each and all of the conditions, limitations and restrictions contained in said aforementioned deed; TO HAVE AND TO HOLD the above described property and premises, together with, all and singular, the rights and appurtenances thereunto in anywise belonging unto the said W.H. Crawford and wife, Anna Marie Crawford, and their heirs and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the hereinbefore described land and premises unto the said W.H. Crawford and wife, Anna Marie Crawford, and their heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof; but I do not warrant against taxes for the fiscal year 1940, the grantee herein expressly assuming and agreeing to pay the same. Witness My hand at Refugio, Texas, on this the 2nd day of January, A.D., 1940.

50¢ U.S. Rev. stamp can.

J.C. West

THE STATE OF TEXAS:

COUNTY OF REFUGIO : BEFORE ME, the undersigned authority, on this day personally appeared J.C. West, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given Under my hand and seal of office on this the 5th day of January, A.D. 1940.

Seal :

T.W. McGill
County Clerk, in and for Refugio County, Texas

Filed for record Jan. 20, 1940 at 11:27 A.M.

Albert G. Trawalter, County Clerk, Bexar County, Texas. By Frank R. Newton Jr. Deputy.

Recorded Jan. 24, 1940 at 2:15 P.M.

Albert G. Trawalter, County Clerk, Bexar County, Texas. By John Kaff deputy.

MH BM

No. 200221

John Tinsley et al

Warranty Deed

Mrs. Henrietta R.
Stevenson

THE STATE OF TEXAS:

COUNTY OF BEXAR : KNOW ALL MEN BY THESE PRESENTS: THAT I, John Tinsley and wife Nona J. Tinsley of the County of Los Angeles and State of California, for and in consideration of the sum of Three Hundred (\$300.00) Dollars to us cash in hand paid by Henrietta R. Stevenson out of her separate property, funds, and estate, the receipt of which is hereby acknowledged and confessed and subject, however, to the balance due on an indebtedness in favor of the Travis Building and Loan Association, a corporation with its principal office and place of business in the City of San Antonio and Bexar County, Texas in the original principal sum of Nine Hundred (\$900.00) Dollars and dated December 14, 1938 and secured by a deed of Trust to Allan R. Menger, as trustee, for the benefit of the holder of said indebtedness and which said Deed of Trust is recorded in volume 1670, pages 535-39, of the Deed of Trust Records of Bexar County, Texas to which said instrument, and the record thereof reference is here and now made for all purposes. There is also conveyed to the grantee all stock, rights, privileges, and benefits pertaining to said loan in, to, and with said Travis Building and Loan Association.. Have Granted, Sold, and Conveyed

and by these presents do Grant, Sell, and Convey unto the said Mrs. Henrietta R. Stevenson wife of Ernest Stevenson of the County of Bexar and State of Texas as her separate property and estate all of that certain lot and parcel of land lying and being situated within the corporate limits of the City of San Antonio in Bexar County, Texas and being lot no. 8, N.C.B. No. 3100, in the City, County, and State aforesaid, and said lot being out of a subdivision or original city lot No. 113, Range 4, District 1. State and County taxes for the year 1939 have been paid, all other taxes as well as rents, interest, insurance, and utility charges have been prorated to the date of this deed. To have and to hold the above described premises, together with all and singular rights and appurtenances thereto in anywise belonging, unto the said Mrs. Henrietta R. Stevenson, her heirs, or assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular the said premises unto the said Mrs. Henrietta R. Stevenson, her heirs and assigns, against ever person whomsoever lawfully claiming, or to claim the same, or any part thereof. Witness Our Hand on this the 2nd day of January A.D. 1940.
\$1.50 U.S. Rev. stamps can.

John Tinsley
John Tinsley

Nona J. Tinsley
Nona J. Tinsley

STATE OF CALIFORNIA: SS
COUNTY OF LOS ANGELES:

BEFORE ME, the undersigned authority, on this day personally appeared Mr. John Tinsley and Nona J. Tinsley, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Mrs. Nona J. Tinsley, wife of the said John Tinsley, having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Nona J. Tinsley, acknowledged, such instrument to ber her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office this 11th day of January, A.D. 1940.

Seal

William A. Johnson
Notary Public in and for Los Angeles County, Cal.
Notary Public
In and for the County of Los Angeles, State of
California
My Commission Expires July 15, 1943.

Filed for record Jan. 20, 1940 at 11:38 A.M.
Albert G. Trawalter, County Clerk Bexar County, Texas. By Frank R. Newton Jr. deputy.
Recorded Jan. 24, 1940 at 2:50 P.M.
Albert G. Trawalter, County Clerk, Bexar County, Texas. By Ida Hoff deputy.
Ida Hoff

No. 200222
Albert V. Huth et al Warranty Deed Gus B. Mauermann

THE STATE OF TEXAS:
COUNTY OF BEXAR : KNOW ALL MEN BY THESE PRESENTS: THAT WE, Albert V. Huth and wife, Theresa Huth, of the County of Bexar State of Texas, for and in consideraion of the sum of \$10.00 and other good and valuable considerations to us in hand paid by Gus B. Mauermann; the receipt of which is hereby acknowledged; and the further consideration of the assumption and promise to pay by said grantee, of the balance due on note in original sum of \$16,000.00, dated December 1, 1936, executed by grantors herein, payable to W.K. Ewing Co., Inc., bearing 5% interest; transferred to Business Men's Assurance Co., secured by vendor's lien in deed from Olmos Development Co., to grantors herein, recorded in Vol. 1569, page 99, Deed Records, Bexar County, Texas; additionally secured by deed of trust to Frank Wolff, Trustee, Vol 1570, page 203, Deed of Trust Records; have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Gus. B. Mauermann of the County of Bexar in the State of Texas, all that certain land lying,



March 17, 2021

STATEMENT:

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

RE: Item 22: 828 Nevada

HDRC Case No.: 2021-112

The Conservation Society of San Antonio agrees with the OHP staff findings that the house at 828 Nevada meets the criteria for landmark designation. This block retains the vast majority of its original buildings, and the house provides continuity and context to its historic surroundings.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President