

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-619
ADDRESS: 116 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1729 BLK 7 LOT N 125 FT OF 12
ZONING: MF-33
CITY COUNCIL DIST.: 1
APPLICANT: Office of Historic Preservation
OWNER: PARKVIEW PARTNERS LTD & PARKVIEW PARTNERS II LTD
TYPE OF WORK: Finding of Historic Significance
CASE MANAGER: Jessica Anderson

REQUEST:

The Office of Historic Preservation is requesting a Finding of Historic Significance for the property located at 116 E Dewey Place.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of

such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

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

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.**

FINDINGS:

- a. On October 6, 2021, a demolition application was submitted to the Office of Historic Preservation by Colton Vader of Flash Demolition on behalf of the property owner of 116 E Dewey Place, located in the Tobin Hill neighborhood of City Council District 1. OHP staff researched the property to determine eligibility during the 30-day review period provided by UDC 35-455.
- 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. **CASE HISTORY:** The property has been in violation of the vacant building ordinance since April 2020. On July 22, 2020, OHP reviewed a dangerous premise case for this property and notified Code Enforcement that the structure was potentially eligible for designation. Between November 2019 and May 2021, multiple attempts were made to contact the owner and bring the property into compliance via posted and mailed notices to register with the Vacant Building Program. A court case filed in May 2021 included six offenses: failure to register, failure to maintain protective treatment, failure to maintain premises identification, failure to maintain exterior walls, failure to maintain porches, and failure to maintain windows. The property owner did not appear at the arraignment scheduled for August 2021. This arraignment included two other vacant properties with the same owner: 600 San Pedro and 1827 McCullough. The owner has not responded to any attempts by Vacant Building Program staff to contact him regarding the properties in violation of the vacant building ordinance.
- d. **DEMOLITION AND DESIGNATIONS COMMITTEE:** The Demolition & Designation Committee (DDC) held a site visit on December 7, 2021. Notes are included in the case file.
- e. **HISTORIC CONTEXT:** The property at 116 E Dewey is a single-story Queen Anne residence built c. 1912. It is located in the Tobin Hill neighborhood of City Council District 1. Parkview Partners LTD & Parkview Partners II LTD currently own the property. The first residents of record were Albert W. and Augusta “Gussie” Hartman; Albert was a proofreader for the San Antonio Express who represented San Antonio to the Texas Five Million Club, founded in 1906 with the goal of increasing the state’s population to five million by the 1910 census, and served for at least three terms as secretary of the International Club, founded in 1906 to “provide closer social and commercial relations with Mexico” and “provide conveniences for visiting members from the republic in San Antonio.” Many of the Queen Anne-style home’s character-defining features remain, including wood cladding, wood windows, closed gables with decorative shingles, a cutaway bay, dentals along the fascia of the primary

elevation, brick chimney, and a gable-on-hip standing-seam metal roof. An original column with Ionic capital remains on the southeast corner of the porch. A non-contributing rear addition was constructed sometime after 1951. The property is located in the Tobin Hill neighborhood, in an area staff has found eligible for local historic district designation. Should the neighborhood choose to designate, the property would be listed as contributing. Additionally, surveys of the area in 2011 and 2021 found the property individually eligible for local landmark designation based on architectural style and integrity. It is directly adjacent to an individual landmark at 823 Ogden St.

- f. **SITE CONTEXT:** 116 E Dewey Place is located in the Tobin Hill neighborhood of City Council District 1 on a block bound to the north by E Dewey Place, the east by Ogden St, the south by E Locust St, and the West by N Main Ave. It is located two blocks south of the Monte Vista historic district and about one block west of the Tobin Hill historic district. It is directly adjacent to a local historic landmark. A divorced concrete sidewalk runs along the north side of the house and property, bisected by a concrete sidewalk that leads to the front porch and entrance. There is a gravel ribbon driveway running along the east side of the house. There is a large tree on the west side of the house, with smaller trees elsewhere on the property. The lot is largely covered in grass.
- g. **ARCHITECTURAL DESCRIPTION:** The house has a standing-seam metal gable-on-hip roof form, with a gable over bay on the east side of the house. The rear addition has an end-gabled roof clad in composition shingle. It is predominately clad in wood waterfall siding, with corrugated metal cladding on the rear addition. Windows are largely obscured by plywood but appear to be one-over-one wood windows with at least one-over-one wood screen intact and in place. The front door has four panels capped with a half-moon window and flanked by side panels. Both gables are closed with decorative shingles and vents at center. The wood front porch is under a separate shed roof with mostly square wood columns, except for one original column at the southeast corner of the porch, connected by a plain balustrade. Below the roofline of the porch and front gable, the fascia is decorated with dentals. There is a brick chimney to the east of the ridge of the hipped roof. Character-defining features include wood waterfall cladding, one-over-one wood windows, closed gables with decorative shingles, cutaway bay, dentals along the fascia of the primary elevation, patterned brick chimney, gable-on-hip standing-seam metal roof, and original column on the southeast corner of the front porch.
- h. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** as home of Albert W. Hartman, who represented San Antonio to the Texas Five Million Club and served as secretary for the International Club. Both organizations sought to encourage growth of the Texas economy by encouraging population growth in the former club and better business and social relations with Mexico in the latter.
 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;** Folk Victorian with Queen Anne influences seen in the porch details and the hip on gable roof.
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the property retains many of character-defining features, including wood cladding, wood windows, closed gables with decorative shingles, a cutaway bay, dentals along the fascia of the primary elevation, brick chimneys, and a gable-on-hip standing-seam metal roof. An original column remains on the southeast corner of the front porch.
 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 the Tobin Hill neighborhood, which staff found is an eligible local historic district. Should the neighborhood choose to designate, the property would be listed as contributing.
- i. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- j. 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.

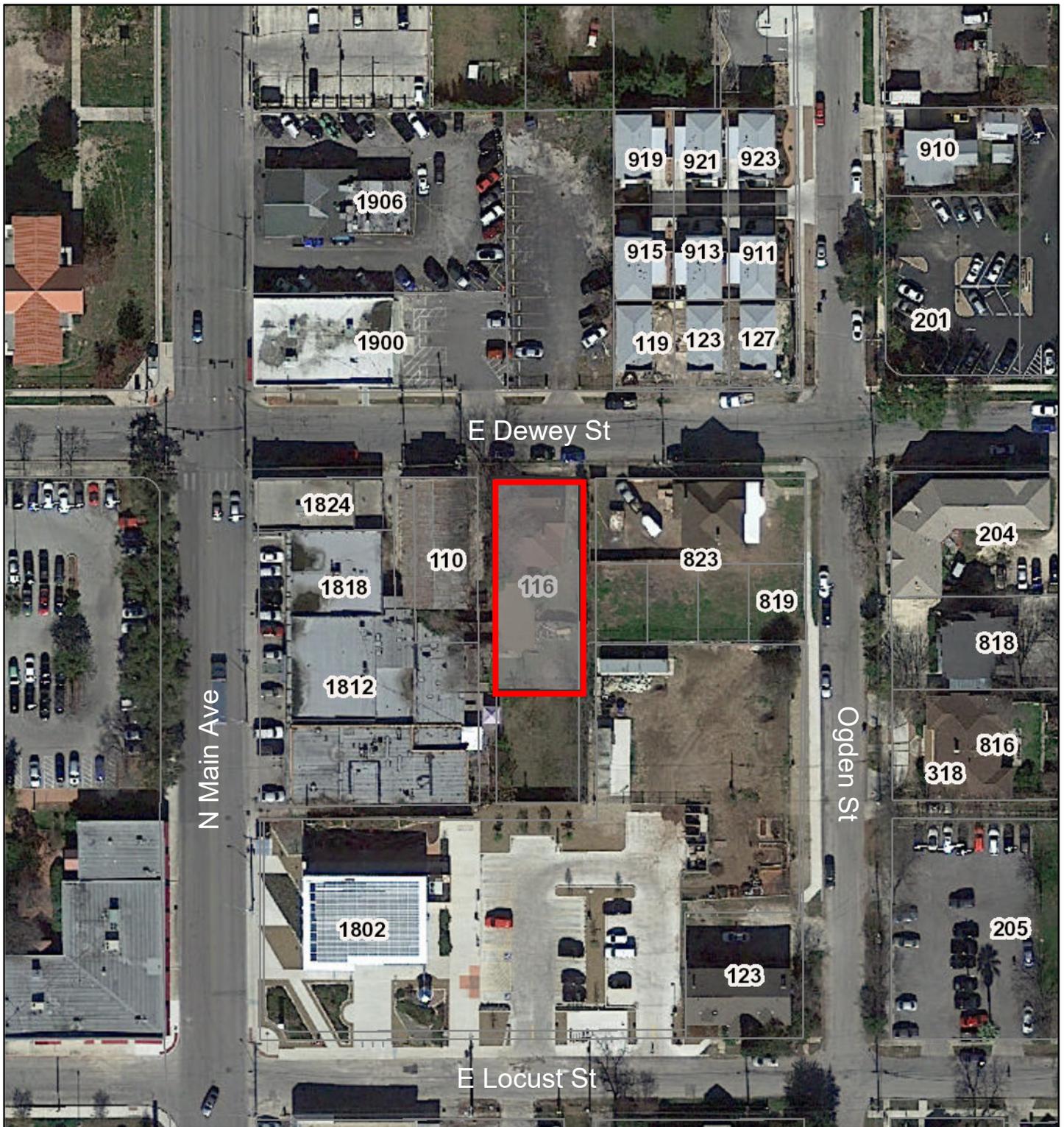
RECOMMENDATION:

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 116 E Dewey Place based on findings a through h.

CASE COMMENT:

The property owner of 116 E Dewey Place also owns the property at 212 E Dewey Place, which was approved for demolition in June 2021.

City of San Antonio One Stop



December 10, 2021

1:1,000

drawGraphics_poly

User drawn polygons

CoSA Addresses

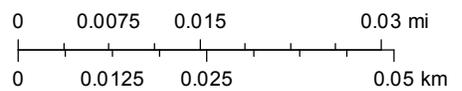
Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

COSA City Limit Boundary



Bexar CAD

Property Search > 119907 PARKVIEW PARTNERS LTD & PARKVIEW PARTNERS II LTD for Year 2021

Tax Year:

Property

Account

Property ID:	119907	Legal Description:	NCB 1729 BLK 7 LOT N 125 FT OF 12
Geographic ID:	01729-007-0120	Zoning:	MF-33
Type:	Real	Agent Code:	3170638
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	116 E DEWEY PL SAN ANTONIO, TX 78212	Mapsco:	616E2
Neighborhood:	DOWNTOWN / TOBIN AREA	Map ID:	
Neighborhood CD:	57035		

Owner

Name:	PARKVIEW PARTNERS LTD & PARKVIEW PARTNERS II LTD	Owner ID:	2922788
Mailing Address:	3839 BEE CAVES RD STE 200 WEST LAKE HILLS, TX 78746-6400	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$153,230	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$137,770	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$291,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$291,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$291,000

Taxing Jurisdiction

Owner: PARKVIEW PARTNERS LTD & PARKVIEW PARTNERS II LTD
 % Ownership: 100.000000000000%
 Total Value: \$291,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$291,000	\$291,000	\$68.88
08	SA RIVER AUTH	0.018580	\$291,000	\$291,000	\$54.07
09	ALAMO COM COLLEGE	0.149150	\$291,000	\$291,000	\$434.02
10	UNIV HEALTH SYSTEM	0.276235	\$291,000	\$291,000	\$803.85
11	BEXAR COUNTY	0.276331	\$291,000	\$291,000	\$804.12
21	CITY OF SAN ANTONIO	0.558270	\$291,000	\$291,000	\$1,624.57
57	SAN ANTONIO ISD	1.491600	\$291,000	\$291,000	\$4,340.56
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$291,000	\$291,000	\$0.00
Total Tax Rate:		2.793834			
Taxes w/Current Exemptions:					\$8,130.07
Taxes w/o Exemptions:					\$8,130.07

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1448.0 sqft	Value: \$153,230
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1940	1448.0
UTL	Attached Utility	A - NO		1940	832.0
OP	Attached Open Porch	A - NO		1940	120.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1705	7426.98	0.00	0.00	\$137,770	\$0

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	\$153,230	\$137,770	0	291,000	\$0	\$291,000
2020	\$127,230	\$137,770	0	265,000	\$0	\$265,000
2019	\$165,360	\$119,800	0	285,160	\$0	\$285,160
2018	\$114,320	\$100,680	0	215,000	\$0	\$215,000

2022 data current as of Dec 1 2021 1:19AM.
2021 and prior year data current as of Nov 5 2021 6:58AM
For property information, contact (210) 242-2432 or (210) 224-

8511 or email.
For website information, contact (210) 242-2500.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 116 E Dewey Place

1. Application Details

Applicant: Office of Historic Preservation

Type: Request for Review of Historic Significance

Date Received: 19 November 2021

2. Findings

The property at 116 E Dewey is a single-story Queen Anne residence built c. 1912. It is located in the Tobin Hill neighborhood of City Council District 1. Parkview Partners LTD & Parkview Partners II LTD currently own the property.

The first residents of record were Albert W. and Augusta “Gussie” Hartman; Albert was a proofreader for the *San Antonio Express*.¹ He represented San Antonio to the Texas Five Million Club,² founded in 1906 with the goal of increasing the state’s population to five million by the 1910 census.³ He also served as managing editor of the club’s publication, the *Glad Hand*.⁴ For at least three terms, Albert was elected secretary of the International Club,⁵ founded in 1906 at a meeting of the Builders’ Exchange to “provide closer social and commercial relations with Mexico”⁶ and “provide conveniences for visiting members from the republic in San Antonio.”⁷ After the U.S. established “reciprocal relations” with Canada, Albert presented his paper “Reciprocity with Mexico” to the San Antonio Real Estate exchange, advocating for construction of an “international building in San Antonio for the purpose of fostering a closer commercial and industrial relation between Texas and the southern republic.”⁸ He also arranged special meetings with Mexican ambassadors visiting San Antonio.⁹

The house first appears on Sanborn Fire Insurance maps in 1931, with a detached garage.¹⁰ The current rear addition appears in nearly the same footprint as the historic garage, but staff was unable to determine if it is the same structure that appears on the 1931 map. Further research may reveal more information about this structure. The current footprint appears in historic aerial photography by 1966.¹¹

The home’s Queen Anne style, popular in the United States from about 1880 to 1910, is apparent in its decorative shingles inside gables, cutaway bay, patterned brick chimney, and the steeply-pitched and

¹ San Antonio City Directory, 1913, p. 669.

² “Kirby and Fiddle on Way to El Paso.” *San Antonio Light*, Thursday, 15 August 1907, p. 1.

³ Benoit, Patricia. “Backroads: Effort sought to increase state’s population by [sic] 5 million.” *Temple Daily Telegram*, 28 April 2019.

⁴ “Five Million Club Paper to be Published Here.” *San Antonio Gazette*, Saturday, 15 June 1907, p. 10.

⁵ “Preparing to Decide on New Home for Club,” *San Antonio Light and Gazette*, Thursday, 14 April 1910, p. 13.

⁶ “International Club Formed.” *San Antonio Daily Light*, Wednesday, 3 October 1906, p. 7.

⁷ “International Club Meeting.” *San Antonio Daily Light*, Sunday, 9 December 1906, p. 5.

⁸ “An International Building Needed.” *San Antonio Light*, Friday, 4 August 1911, p. 11.

⁹ “Show Honor to Mexican Convoy.” *San Antonio Light*, Tuesday, 24 January 1911.

¹⁰ Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 2, sheet 206.

¹¹ Historic Aerials (web site). 116 E Dewey, San Antonio, Texas, 1955-66. Accessed 3 December 2021. HistoricAerials.com.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

irregularly-shaped gable-on-hip roof form.¹² Many of the home's character-defining features remain, including wood cladding, wood windows, closed gables with decorative shingles, a cutaway bay, dentals along the fascia of the primary elevation, brick chimney, and a gable-on-hip standing-seam metal roof. An original column with Ionic capital remains on the southeast corner of the porch. A non-contributing rear addition was constructed sometime after 1951.

The property is located in the Tobin Hill neighborhood, in an area staff has found eligible for local historic district designation. Should the neighborhood choose to designate, the property would be listed as contributing. Additionally, surveys of the area in 2011 and 2021 found the property individually eligible for local landmark designation based on architectural style and integrity.

3. Architectural Description

The property at 116 E Dewey is a single-story Queen Anne residence built c. 1912. It is located in the Tobin Hill neighborhood of City Council District 1 on a block bound to the north by E Dewey Place, the east by Ogden St, the south by E Locust St, and the West by N Main Ave. It is located two blocks south of the Monte Vista historic district and about one block west of the Tobin Hill historic district. It is directly adjacent to a local historic landmark. A divorced concrete sidewalk runs along the north side of the house and property, bisected by a concrete sidewalk that leads to the front porch and entrance. There is a gravel ribbon driveway running along the east side of the house. There is a large tree on the west side of the house, with smaller trees elsewhere on the property. The lot is largely covered in grass.

The house has a standing-seam metal gable-on-hip roof form, with a gable over bay on the east side of the house. The rear addition has an end-gabled roof clad in composition shingle. It is predominately clad in wood waterfall siding, with corrugated metal cladding on the rear addition. Windows are largely obscured by plywood but appear to be one-over-one wood windows with at least one-over-one wood screen intact and in place. The front door has four panels capped with a half-moon window and flanked by side panels. Both gables are closed with decorative shingles and vents at center. The wood front porch is under a separate shed roof with mostly square wood columns, except for one original column at the southeast corner of the porch, connected by a plain balustrade. Below the roofline of the porch and front gable, the fascia is decorated with dentals. There is a brick chimney to the east of the ridge of the hipped roof.

Character-defining features of 116 E Dewey Place include:

- Wood waterfall cladding
- One-over-one wood windows
- Closed gables with decorative shingles
- Cutaway bay
- Dentals along the fascia of the primary elevation
- Patterned brick chimney
- Gable-on-hip standing-seam metal roof
- Original column on the southeast corner of the front porch

¹² McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Knopf, 2015, p. 344-70.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

4. Landmark Criteria

116 E Dewey Place meets the following criteria under UDC Sec. 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** as home of Albert W. Hartman, who represented San Antonio to the Texas Five Million Club and served as secretary for the International Club. Both organizations sought to encourage growth of the Texas economy by encouraging population growth in the former club and better business and social relations with Mexico in the latter.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an example of a single-story Queen Anne residence.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the property retains many of character-defining features, including wood cladding, wood windows, closed gables with decorative shingles, a cutaway bay, dentals along the fascia of the primary elevation, brick chimneys, and a gable-on-hip standing-seam metal roof. An original column remains on the southeast corner of the front porch.
- **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 the Tobin Hill neighborhood, which staff found is an eligible local historic district. Should the neighborhood choose to designate, the property would be listed as contributing.

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 116 E Dewey Place meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 116 E Dewey Place. 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
OFFICE OF HISTORIC PRESERVATION



Image from Google street view, dated January 2021.

The following photos were submitted by the demolition applicant.





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North and east elevations



North and west elevations



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OFFICE OF HISTORIC PRESERVATION



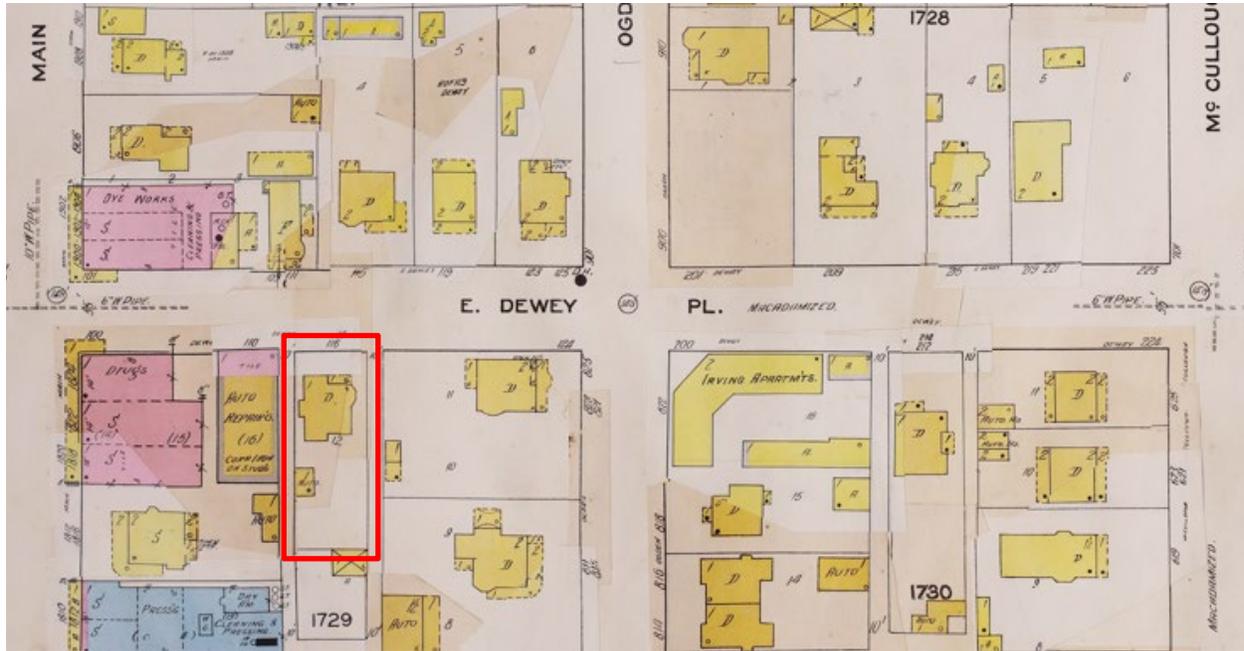
South end of west elevation



South elevation



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



First appearance of 116 E Dewey Place on Sanborn Fire Insurance maps, 1931, vol. 2, sheet 206.



Image of Albert W. Hartman, San Antonio Light and Gazette, Thursday, 14 April 1910, p. 13.

—Photo by Cones.
A. W. HARTMAN.
Elected Secretary of the International
Cub to Succeed Himself.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DDC SITE VISIT: 116 E DEWEY PLACE

7 December 2021 | 3:45 PM

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

Case History:

- Code informed of potential eligibility 22 July 2020 in response to dangerous premise case
- Demolition request received 6 October 2021
- HDRC scheduled for 15 December 2021

The property at 116 E Dewey is a single-story Queen Anne residence built c. 1912. It is located in the Tobin Hill neighborhood of City Council District 1. Parkview Partners LTD & Parkview Partners II LTD currently own the property. The property owners are opposed to designation. The Tobin Hill Community Association submitted a letter opposing demolition.

The first residents of record were Albert W. and Augusta "Gussie" Hartman; Albert was a proofreader for the San Antonio Express. He represented San Antonio to the Texas Five Million Club, founded in 1907 with the goal of increasing the state's population to five million by the 1910 census. He also served as managing editor of the club's publication, the Glad Hand. For at least three terms, Albert was elected secretary of the International Club, founded in 1906 at a meeting of the Builders' Exchange to "provide closer social and commercial relations with Mexico" and "provide conveniences for visiting members from the republic in San Antonio." After the U.S. established "reciprocal relations" with Canada, Albert presented his paper "Reciprocity with Mexico" to the San Antonio Real Estate exchange, advocating for construction of an "international building in San Antonio for the purpose of fostering a closer commercial and industrial relation between Texas and the southern republic." He also arranged special meetings with Mexican ambassadors visiting San Antonio.

Many of the property's character-defining features remain, including wood cladding, wood windows, closed gables with decorative shingles, a cutaway bay, dentals along the fascia of the primary elevation, brick chimney, and a gable-on-hip standing-seam metal roof. An original pilaster with Ionic capital remains on the southeast corner of the porch, providing a guide for future treatment of the other square porch supports should an owner choose to restore that historic feature. A non-contributing rear addition was constructed sometime after 1951.

The property is located in the Tobin Hill neighborhood, in an area staff has found eligible for local historic district designation. Should the neighborhood choose to designate, the property would be listed as contributing. Additionally, surveys of the area in 2011 and 2021 found the property individually eligible for local landmark designation based on architectural style and integrity. It is directly adjacent to an individual landmark at 823 Ogden St.

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

- 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** as home of Albert W. Hartman, who represented San Antonio to the Texas Five Million Club and served as secretary for the International Club. Both organizations sought to encourage growth of the Texas economy by encouraging population growth in the former club and better business and social relations with Mexico in the latter.
- 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an example of a single-story Queen Anne residence.
- 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the property retains many of character-defining features, including wood cladding, wood windows, closed gables with decorative shingles, a cutaway bay, dentals along the fascia of the primary elevation, brick



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

chimneys, and a gable-on-hip standing-seam metal roof. An original Corinthian pilaster remains on the southeast corner of the porch.

- 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 the Tobin Hill neighborhood, which staff found is an eligible local historic district. Should the neighborhood choose to designate, the property would be listed as contributing.



Image from Google street view, dated January 2021.



First appearance on Sanborn Fire Insurance maps, 1931, vol. 2, sheet 206.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Demolition and Designation Committee

DATE: 7 December 2021 HDRC Case #: 2021-619
ADDRESS: 116 E Dewey Place Meeting Location: On site

APPLICANT: Office of Historic Preservation

DDC Members present: Monica Savino, Jeff Fetzer, Jimmy Cervantes, Lisa Garza
Staff present: Jessica Anderson, Jenny Hay
Others present: Mary Lou Kubena (owner's representative), Colton Vader (Flash Demolition),
Anisa Schell (D1)

REQUEST: Finding of Historic Significance

COMMENTS/CONCERNS:

Kubena: How is a property found eligible?

[Anderson shared that we review request for demolition using the 16 eligibility criteria outlined in the UDC. If a property meets at least three of the criteria, staff finds it potentially eligible.]

Kubena: The owner is under the impression your office is leaning toward approving demolition, but it sounds like you're leaning toward designation.

[Anderson reviewed the public hearing process for non-owner supported requests for designation.]

Fetzer: I agree with staff's assessment. The context, features, and history are there. It needs some love and probably quite a bit of money.

Cervantes: The owner requests demo, and I'm right there with him. I don't know who the Hartmans are, and I grew up here. What does the city do re old wiring inside the house?

Anderson: OHP doesn't have purview over the interior of the house.

Cervantes: What does the owner want to do after demo?

Anderson: They didn't say. Demolition applications for non-designated properties don't require them to disclose replacement plans.

Cervantes: Is there a benefit to an owner if they disclose replacement plans?

Anderson: HDRC can consider them when reviewing the request.

Schell: This house is built of old-growth wood, which is more resistant to rot and termite damage.

Hay: [Discussed public meeting process.] There is a yes/no opportunity at every meeting.



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OFFICE OF HISTORIC PRESERVATION

Fetzer: And an owner or owner representative can speak at every hearing.

Hay: This property came to us as a code case, and we said it was potentially eligible.

Cervantes: How often does a designated property sit stagnant and the condition get worse?

Hay: Rarely. Designated properties are subject to the vacant building ordinance and are required to bring buildings up to code. We also see owners sell properties in the middle of the designation process, and the new owner is in support of designation.

Jessica L. Anderson (OHP)

From: John Anthony Sanchez (OHP)
Sent: Wednesday, December 8, 2021 10:53 AM
To: Jessica L. Anderson (OHP)
Subject: VBP Case Summary: 116 E Dewey

Hi Jess,

Here you go:

The building at 116 E Dewey Place was identified as potentially vacant during an area survey on June 7, 2019. Vacant Building Program staff observations, CPS, and SAWS records supported the building to be vacant for over 30 days. The Initial Notice to Register was posted on the property on November 4, 2019 and mailed on January 6, 2020. No contact with the property owner was established during the 90-day registration period. A Violation Notice (Final Notice) was posted and mailed on April 24, 2020. Inspection completed on August 31, 2020 showed no progress had been made. On December 9, 2020, the 2021 Annual Registration Notice was mailed but no contact with the property owner was established. An additional inspection completed on May 6, 2021 showed no progress was made.

Inspections completed on November 4, 2019, August 31, 2020 and May 6, 2021 all reflected the same ordinance violations of chipped/peeling paint, lack of premises identification, exterior building envelope damage, porch in disrepair and windows and doors secured with plywood and/or broken. A court case was completed in May of 2021 for the following offenses:

§12(3): Failure to Register
§12(6)(a)(i): Failure to Maintain Protective Treatment
§12(6)(a)(ii): Failure to Maintain Premises Identification
§12(6)(a)(iv): Failure to Maintain Exterior Walls
§12(6)(a)(viii): Failure to Maintain Porches
§12(6)(a)(xi): Failure to Maintain Windows

An arraignment was scheduled on August 10, 2021, but the property owner did not appear.

John Anthony Sanchez
Senior Management Analyst
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