



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## APPLICATION FOR CHANGE OF ZONING

### Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 1115 Wyoming St and to waive all related fees. *OHP staff recommends approval.*

### Case Comments:

On July 21, 2021, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a Finding of Historic Significance and supported the designation of the property as a local landmark.

### Case History:

December 21, 2021	Zoning Commission hearing
October 27, 2021	New owner confirms support of landmark designation
September 16, 2021	City Council instructs staff to initiate change in zoning to include designation
July 21, 2021	Historic & Design Review Commission (HDRC) hearing
June 29, 2021	Demolition and Designation Committee (DDC) site visit
May 19, 2021	Request for demolition review submitted to OHP

### Applicable Citations:

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

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

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

### Findings of Fact:

Case note: The property at 1115 Wyoming St was sold by Joanne Njus and Alice Kneifel to Tony Gradney after staff was instructed by City Council to initiate the change in zoning to include historic landmark

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## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

designation via Resolution 2021-09-16-0046R. The new owner Mr. Gradney is in support of designation; his email confirming support is included in the attachments.

The findings of fact included below are from the HDRC hearing on July 21, 2021, before the change in ownership.

- a. On May 19, 2021, a demolition application was submitted to the Office of Historic Preservation by Guillermo Zertuche of JR Ramon Demolition on behalf of the property owner of 1115 Wyoming, 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 June 14, 2021, to inform them 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 site visit on June 29, 2021. Notes are included in the case file.
- d. **HISTORIC CONTEXT:** The structure at 1115 Wyoming is a single-story Queen Anne residence built in 1898 for John A. Grumbles. It is located in the Denver Heights neighborhood of City Council District 2. Joanne Njus and Alice Kneifel currently own the property. John A Grumbles married Ella in November 1897, just a couple months before purchasing the lot on Wyoming. John purchased the lot in January 1898, and in March 1898, he was granted a building permit for a one-story dwelling. The house first appears in an 1898 article about the home's construction, which states, "Mail Agent J. A. Grumbles is building a five-room cottage at 715 Wyoming...It will be six weeks before it is occupied." John was responsible for creation of the San Antonio branch of the NAACP, organized in 1918 with 503 members after John called together a group of people "he felt had leadership ability and concern for the conditions that were allowed to exist" for Black residents of San Antonio. The chapter grew quickly, and by 1920, it was named one of the seven largest branches of the NAACP in the nation. The chapter secured property for a community house where the Carver Community Center now stands and worked with the publishers of the San Antonio Express to "establish a \$100,000 reward fund to combat lynchings." Ella was active in local politics; she worked for the Citizens League, and in 1931, Ella was chosen as the primary speaker for a League meeting with "a crowd of about 400" attendees and at which Maury Maverick also spoke. John lived in the house until his death in 1921. Ella remained in the house until at least 1948; she passed away in 1952. The home retains a number of character-defining features of the Queen Anne style: a steeply hipped roof with lower cross gables, gable ornamentation, corner brackets above cutaway bay windows, and turned columns. Though the historic free-standing wood columns have been replaced by metal, turned wood pilasters are visible on the wraparound porch. The configuration of the main roof mass relative to the front gable and separate porch roof supports a build date between 1895 and 1905. Denver Heights is an historically black neighborhood located on San Antonio's near east side. Staff surveyed the block as part of the original 36 Square Mile survey in 2005 and found it to be an eligible local historic district. Should the neighborhood choose to pursue designation, 1115 Wyoming would contribute to the historic district.

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- e. **SITE CONTEXT:** The structure at 1115 Wyoming is located on a block bounded by Wyoming St to the south, S Pine St to the east, N Schubach St to the North and S Olive St to the west. The historically unnamed alley that runs east-west across the center of the block is now called S Schubach St. The setback is about 20 feet, and there is a concrete sidewalk leading from the right-of-way to the front porch and door. The lot is largely covered in grass, with some old-growth trees growing very near the structure. The property sits about 10 feet east of a contemporary brick home.
- f. **ARCHITECTURAL DESCRIPTION:** The steeply hipped composition shingle roof has intersecting ornamented gables on each elevation. Commissioners from the Demolition and Designation Committee of the Historic and Design Review Commission observed a layer of either wood or slate shingle below the composition shingle roof. Further investigation may reveal the remains of the original roof cladding. The house is clad in wood lap siding with a stretches of faux brick skirting along the primary bay window and the porch, though wood lap is visible behind this faux brick where it has been pulled away from the house. The gable on the south/primary elevation is above a cutaway bay window with brackets at the corners and a decorative lintel over the center window. Wood windows on the primary elevation are one-over-one, while windows on secondary elevations are two-over-two. The front door has a transom and one side light to the east. Free-standing columns are metal, but pilasters along the porch are turned wood. Character-defining features include a steeply hipped roof with lower cross gables, wraparound porch, wood lap siding, gable ornamentation, turned wood porch columns, cutaway bay window with brackets on primary elevation, ornamented lintel above center window of the bay on the primary elevation, one-over-one wood windows on the primary elevation, and two-over-two wood windows on secondary elevations.
- 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):
  - 5. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** 1115 Wyoming is located in an historically Black neighborhood and was built for a Black family who lived there for at least the first 50 years of the life of the house.
  - 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for John A. and Ella Grumbles, John was responsible for the creation of the San Antonio branch of the NAACP, and Ella was active in local politics.
  - 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 an example of a Queen Anne residence, and retains its historic footprint and character-defining features, such as its wood windows, steeply hipped roof with cross gables, gable and lintel ornamentation, wood lap siding, and turned wood porch columns.
  - 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.
- 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

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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.

**ATTACHMENTS:**

HDRC recommendation

HDRC published exhibits

City Council Resolution 2021-09-16-0046R

Confirmation of support for designation from owner Tony Gradney

Conservation Society of San Antonio letter of support for designation (two letters: October 6 and 20, 2021)

Claudia Walker letter of support for designation

Texas Historical Commission Finding of Eligibility for inclusion on the National Register of Historic Places



# 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**

July 21, 2021

**HDRC CASE NO:** 2021-314  
**ADDRESS:** 1115 WYOMING ST  
**LEGAL DESCRIPTION:** NCB 611 BLK E 1-2 14 LOT 15  
**APPLICANT:** OFFICE OF HISTORIC PRESERVATION - 839966 PO BOX  
**OWNER:** KNEIFEL ALICE FBO & NJUS JOANNE KAY FBO - 17171 PARK ROW DR #100

**REQUEST:**

The Office of Historic Preservation is requesting a Finding of Historic Significance for the property located at 1115 Wyoming St.

**FINDINGS:**

- a. On May 19, 2021, a demolition application was submitted to the Office of Historic Preservation by Guillermo Zertuche of JR Ramon Demolition on behalf of the property owner of 1115 Wyoming, 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 June 14, 2021, to inform them 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 site visit on June 29, 2021. Notes are included in the case file.
- d. **HISTORIC CONTEXT:** The structure at 1115 Wyoming is a single-story Queen Anne residence built in 1898 for John A. Grumbles. It is located in the Denver Heights neighborhood of City Council District 2. Joanne Njus and Alice Kneifel currently own the property. John A Grumbles married Ella in November 1897, just a couple months before purchasing the lot on Wyoming. John purchased the lot in January 1898, and in March 1898, he was granted a building permit for a one-story dwelling. The house first appears in an 1898 article about the home's construction, which states, "Mail Agent J. A. Grumbles is building a five-room cottage at 715 Wyoming...It will be six weeks before it is occupied." John was responsible for creation of the San Antonio branch of the NAACP, organized in 1918 with 503 members after John called together a group of people "he felt had leadership ability and concern for the conditions that were allowed to exist" for Black residents of San Antonio. The chapter grew quickly, and by 1920, it was named one of the seven largest branches of the NAACP in the nation. The chapter secured property for a community house where the Carver Community Center now stands and worked with the publishers of the San Antonio Express to "establish a \$100,000 reward fund to combat lynchings." Ella was active in local politics; she worked for the Citizens League, and in 1931, Ella was chosen as the primary speaker for a League meeting with "a crowd of about 400" attendees and at which Maury Maverick also spoke. John lived in the house until his death in 1921. Ella remained in the house until at least 1948; she passed away in 1952. The home retains a number of character-defining features of the Queen Anne style: a steeply hipped roof with lower cross gables, gable ornamentation, corner brackets above cutaway bay windows, and turned columns. Though the historic free-

standing wood columns have been replaced by metal, turned wood pilasters are visible on the wraparound porch. The configuration of the main roof mass relative to the front gable and separate porch roof supports a build date between 1895 and 1905. Denver Heights is an historically black neighborhood located on San Antonio's near east side. Staff surveyed the block as part of the original 36 Square Mile survey in 2005 and found it to be an eligible local historic district. Should the neighborhood choose to pursue designation, 1115 Wyoming would contribute to the historic district.

e. **SITE CONTEXT:** The structure at 1115 Wyoming is located on a block bounded by Wyoming St to the south, S Pine St to the east, N Schubach St to the North and S Olive St to the west. The historically unnamed alley that runs east-west across the center of the block is now called S Schubach St. The setback is about 20 feet, and there is a concrete sidewalk leading from the right-of-way to the front porch and door. The lot is largely covered in grass, with some old-growth trees growing very near the structure. The property sits about 10 feet east of a contemporary brick home.

• **ARCHITECTURAL DESCRIPTION:** The steeply hipped composition shingle roof has intersecting ornamented gables on each elevation. Commissioners from the Demolition and Designation Committee of the Historic and Design Review Commission observed a layer of either wood or slate shingle below the composition shingle roof. Further investigation may reveal the remains of the original roof cladding. The house is clad in wood lap siding with a stretches of faux brick skirting along the primary bay window and the porch, though wood lap is visible behind this faux brick where it has been pulled away from the house. The gable on the south/primary elevation is above a cutaway bay window with brackets at the corners and a decorative lintel over the center window. Wood windows on the primary elevation are one-over-one, while windows on secondary elevations are two-over-two. The front door has a transom and one side light to the east. Free-standing columns are metal, but pilasters along the porch are turned wood. Character-defining features include a steeply hipped roof with lower cross gables, wraparound porch, wood lap siding, gable ornamentation, turned wood porch columns, cutaway bay window with brackets on primary elevation, ornamented lintel above center window of the bay on the primary elevation, one-over-one wood windows on the primary elevation, and two-over-two wood windows on secondary elevations.

f. **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, or national event; 1115 Wyoming is located in an historically Black neighborhood and was built for a Black family who lived there for at least the first 50 years of the life of the house.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; the house was built for John A. and Ella Grumbles, John was responsible for the creation of the San Antonio branch of the NAACP, and Ella was active in local politics.

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 an example of a Queen Anne residence, and retains its historic footprint and character-defining features, such as its wood windows, steeply hipped roof with cross gables, gable and lintel ornamentation, wood lap siding, and turned wood porch columns.

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.

g. 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.

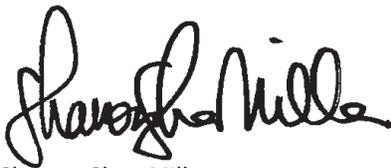
h. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

### **RECOMMENDATION:**

Staff recommends approval of a Finding of Historic Significance and direction to process a request on behalf of the HDRC to City Council to consider a resolution to initiate designation of 1115 Wyoming St based on findings a through g.

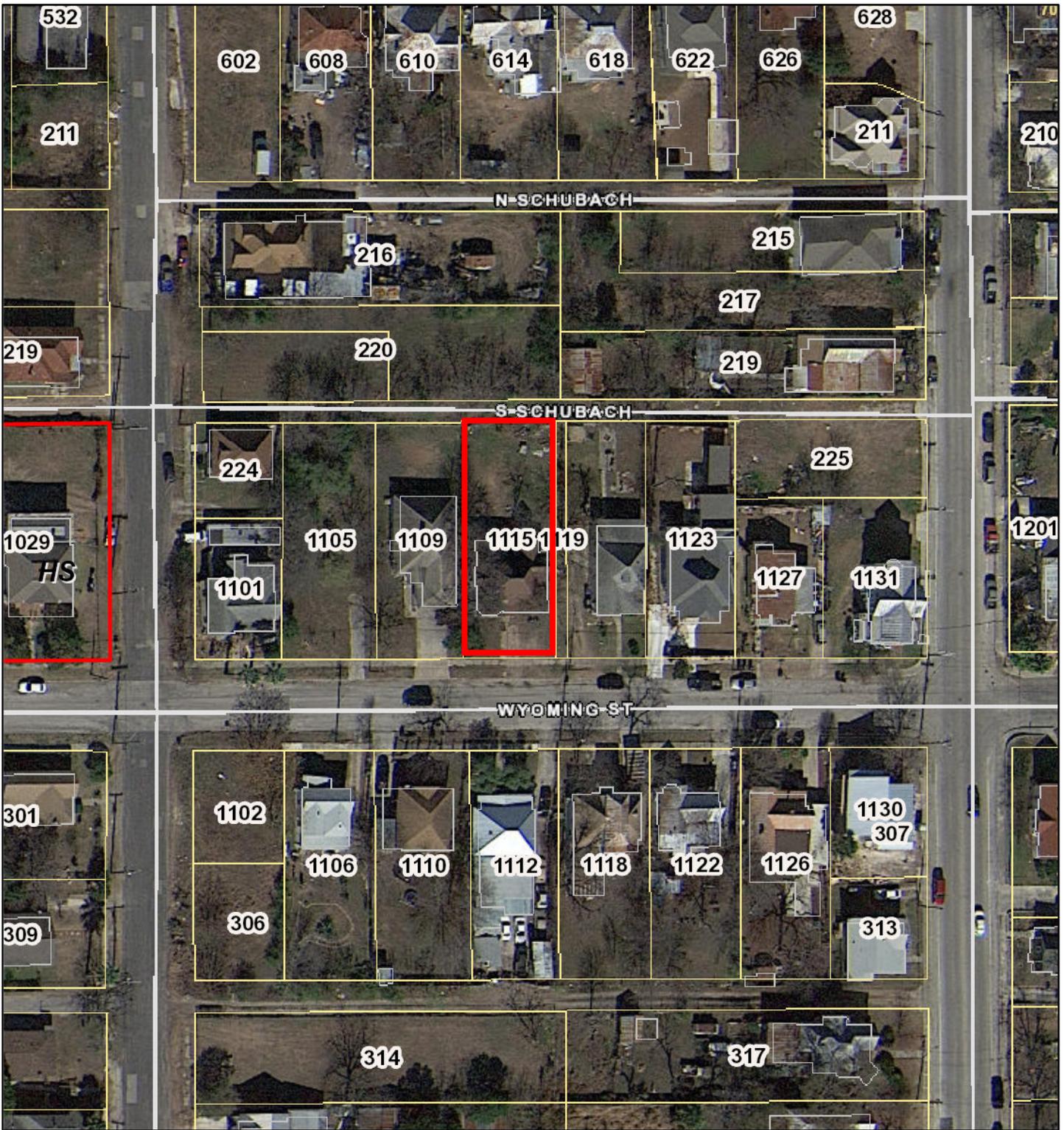
**COMMISSION ACTION:**

Approved as submitted.

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

Shanon Shea Miller  
Historic Preservation Officer

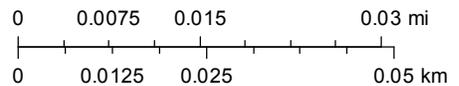
# City of San Antonio One Stop



July 16, 2021

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- BCAD Parcels
- Historic Landmark Sites
- Historic Districts
- Zoning Overlay Label
- COSA City Limit Boundary



# Bexar CAD

Property Search Results > 106542 KNEIFEL ALICE FBO & NJUS JOANNE KAY FBO for Year 2021

Tax Year: 2021

## Property

### Account

Property ID:	106542	Legal Description:	NCB 611 BLK E 1/2 14 LOT 15
Geographic ID:	00611-014-0150	Zoning:	RM-4
Type:	Real	Agent Code:	2887168
Property Use Code:	001		
Property Use Description:	Single Family		

### Protest

Protest Status:  
Informal Date:  
Formal Date:

### Location

Address:	1115 WYOMING ST SAN ANTONIO, TX 78203	Mapsc0:	617B6
Neighborhood:	S. OF COMMERCE TO M.L.K. (SA)	Map ID:	
Neighborhood CD:	57101	E-File Eligible	

### Owner

Name:	KNEIFEL ALICE FBO & NJUS JOANNE KAY FBO	Owner ID:	3262772
Mailing Address:	% QUEST TRUST 17171 PARK ROW DR #100 HOUSTON, TX 77084	% Ownership:	100.000000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$8,000	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$92,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$100,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$100,000	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$100,000	

## Taxing Jurisdiction

Owner: KNEIFEL ALICE FBO & NJUS JOANNE KAY FBO

% Ownership: 100.0000000000%

Total Value: \$100,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$100,000	\$100,000	\$23.67
08	SA RIVER AUTH	0.018580	\$100,000	\$100,000	\$18.58
09	ALAMO COM COLLEGE	0.149150	\$100,000	\$100,000	\$149.15
10	UNIV HEALTH SYSTEM	0.276235	\$100,000	\$100,000	\$276.23
11	BEXAR COUNTY	0.277429	\$100,000	\$100,000	\$277.43
21	CITY OF SAN ANTONIO	0.558270	\$100,000	\$100,000	\$558.27
57	SAN ANTONIO ISD	1.502300	\$100,000	\$100,000	\$1,502.30
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$100,000	\$100,000	\$0.00
SA011	San Antonio TIF #11 Inner City	0.000000	\$100,000	\$100,000	\$0.00
Total Tax Rate:		2.805632			
Taxes w/Current Exemptions:					\$2,805.63
Taxes w/o Exemptions:					\$2,805.63

## Improvement / Building

<b>Improvement #1:</b>	Residential	State Code:	A1	Living Area:	1502.0 sqft	Value: \$8,000
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1920	1502.0
OP	Attached Open Porch	A - NO		1920	287.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1691	7367.00	53.00	139.00	\$92,000	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$8,000	\$92,000	0	100,000	\$0	\$100,000
2020	\$36,130	\$76,430	0	112,560	\$0	\$112,560
2019	\$38,470	\$61,150	0	99,620	\$65,271	\$34,349
2018	\$32,300	\$61,150	0	93,450	\$62,224	\$31,226
2017	\$25,120	\$33,060	0	58,180	\$29,793	\$28,387

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/18/2020	GWD	General Warranty Deed	218 OPAL HOMES LLC	KNEIFEL ALICE FBO & NJUS JOANNE KAY FBO			20200312911
2	7/8/2019	GWD	General Warranty Deed	VALENCIA	218 OPAL			20190131861

				NORMA I	HOMES LLC	
3	3/14/2003	DD	Divorce Decree	VALENCIA JOE GONZALO &	VALENCIA NORMA I	2002-CI-17908

**2021 data current as of Jul 16 2021 1:22AM.**

**2020 and prior year data current as of Jul 2 2021 6:19AM**

**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:** 1115 Wyoming St

### 1. Application Details

Applicant: Office of Historic Preservation

Type: Request for Finding of Historic Significance

Date Received: 14 June 2021

### 2. Findings

The structure at 1115 Wyoming is a single-story Queen Anne residence built in 1898<sup>1</sup> for John A. Grumbles. It is located in the Denver Heights neighborhood of City Council District 2. Joanne Njus and Alice Kneifel currently own the property.

John A. Grumbles became a railway mail clerk in 1895 after successfully passing examination<sup>2</sup> and worked this position until his retirement. He and Ella married in November 1897, just a couple months before purchasing the lot on Wyoming. John purchased the lot in January 1898,<sup>3</sup> and in March 1898, he was granted a building permit for a one-story dwelling.<sup>4</sup> The house first appears in an 1898 article about the home's construction, which states, "Mail Agent J. A. Grumbles is building a five-room cottage at 715 Wyoming...It will be six weeks before it is occupied."<sup>5</sup>

John is listed in the 1880 census as "mulatto," an antiquated term used to describe a person who is Black-white multiracial; his father Benjamin was white, and his mother Rose was Black and likely born into slavery based on her age at the time of the census. John and his family—wife Ella and daughters Eleanor and May, all of whom resided at the Wyoming house—are later recorded as either Black or "mixed."

John was responsible for creation of the San Antonio branch of the NAACP, organized in 1918 with 503 members after John called together a group of people "he felt had leadership ability and concern for the conditions that were allowed to exist" for Black residents of San Antonio.<sup>6</sup> The chapter grew quickly, and by 1920, it was named one of the seven largest branches of the NAACP in the nation. The chapter secured property for a community house where the Carver Community Center now stands and worked with the publishers of the San Antonio *Express* to "establish a \$100,000 reward fund to combat lynchings."<sup>7</sup> Ella was active in local politics; she worked for the Citizens League,<sup>8</sup> founded in 1928 by "prominent citizens" who "demanded honest elections, honest spending of bond proceeds, only two terms for officeholders, and an end

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<sup>1</sup> "Building Permits Issued." San Antonio *Daily Light*, Wednesday, 2 March 1898, p. 7.

<sup>2</sup> "Their Records. Examination of the Railway Mail Clerks," San Antonio *Daily Light*, Friday, 26 April 1895, p. 4.

<sup>3</sup> Bexar County Clerk (web site). Deed: Charles F. McKeen and Emma E. McKeen to J. A. Grumbles, 29 January 1898.

<sup>4</sup> "Building Permits Issued." San Antonio *Daily Light*, Wednesday, 2 March 1898, p. 7.

<sup>5</sup> "Along the Rails." San Antonio *Daily Light*, Wednesday, 6 April 1898, p. 8.

<sup>6</sup> NAACPsanantoniobranch.com: About. Accessed 8 July 2021.

<sup>7</sup> "San Antonio NAACP was once one of 7 largest NAACP branches in the nation." San Antonio *Register*, 15 October 1992, p. 3.

<sup>8</sup> "Negro Speakers Talk to League: Ella C. Grumbles and H. M. Tarver Heard." San Antonio *Express*, Wednesday morning, 6 May 1931, p. 4.



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

to organized gambling.”<sup>9</sup> In 1931, Ella was chosen as the primary speaker for a League meeting with “a crowd of about 400” attendees and at which Maury Maverick also spoke.<sup>10</sup>

John lived in the house until his death in 1921; by that time, it was addressed 1115 Wyoming.<sup>11</sup> Ella remained in the house until at least 1948;<sup>12</sup> she passed away in 1952.

The Queen Anne residence first appears on a Sanborn map in 1904, addressed 715 Wyoming.<sup>13</sup> Its footprint remains unchanged, though it lost a detached rear single-story outbuilding. The home retains a number of character-defining features of the Queen Anne style: a steeply hipped roof with lower cross gables, gable ornamentation, corner brackets above cutaway bay windows, and turned columns. Though the historic free-standing wood columns have been replaced by metal, turned wood pilasters are visible on the wraparound porch. The configuration of the main roof mass relative to the front gable and separate porch roof supports a build date between 1895 and 1905.<sup>14</sup>

Denver Heights is an historically black neighborhood located on San Antonio’s near east side. Staff surveyed the block as part of the original 36 Square Mile survey in 2005 and found it to be an eligible local historic district. Should the neighborhood choose to pursue designation, 1115 Wyoming would contribute to the historic district.

### 3. Architectural Description

The structure at 1115 Wyoming is a single-story Queen Anne residence built in 1898. It is located in the Denver Heights neighborhood of City Council District 2, on a block bounded by Wyoming St to the south, S Pine St to the east, N Schubach St to the North and S Olive St to the west. The alley that runs east-west across the center of the block is now called S Schubach St. The setback is about 20 feet, and there is a concrete sidewalk leading from the right-of-way to the front porch and door. The lot is largely covered in grass, with some old-growth trees growing very near the structure. The property sits about 10 feet east of a contemporary brick home.

The steeply hipped composition shingle roof has intersecting ornamented gables on each elevation. At a site visit on June 29, 2021, commissioners from the Demolition and Designation Committee of the Historic and Design Review Commission observed a layer of either wood or slate shingle below the composition shingle roof. Further investigation may reveal the remains of the original roof cladding. The house is clad in wood lap siding with a stretches of faux brick skirting along the primary bay window and the porch, though wood lap is visible behind this faux brick where it has been pulled away from the house. The gable on the south/primary elevation is above a cutaway bay window with brackets at the corners and a decorative lintel over the center window. Wood windows on the primary elevation are one-over-one, while windows are

---

<sup>9</sup> Randolph, Nowlin. “San Antonio Citizens League.” Handbook of Texas (online). Accessed 14 July 2021. <https://www.tshaonline.org/handbook/entries/san-antonio-citizens-league>.

<sup>10</sup> “Negro Speakers Talk to League: Ella C. Grumbles and H. M. Tarver Heard.” *San Antonio Express*, Wednesday morning, 6 May 1931, p. 4.

<sup>11</sup> San Antonio City Directory, 1921, p. 201.

<sup>12</sup> San Antonio City Directory, 1948, p. 1618.

<sup>13</sup> Sanborn Fire Insurance Map: San Antonio, Texas, 1904, vol. 2, sheet 128.

<sup>14</sup> 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

secondary elevations are two-over-two. The front door has a transom and one side light to the east. Free-standing columns are metal, but pilasters along the porch are turned wood.

The rear porch is enclosed in contemporary wood siding with a sliding metal-sash window. The window nearest the northwest corner of the north elevation has been replaced with a smaller one-over-one wood window, but the original fenestration size is visible in the frame.

Character-defining features of 1115 Wyoming include:

- Steeply hipped roof with lower cross gables
- Wraparound porch
- Wood lap siding
- Gable ornamentation
- Turned wood porch columns
- Cutaway bay window with brackets on primary elevation
- Ornamented lintel above center window of the bay on the primary elevation
- One-over-one wood windows on the primary elevation
- Two-over-two wood windows on secondary elevations

#### 4. Landmark Criteria

1115 Wyoming 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, or national event;** 1115 Wyoming is located in an historically Black neighborhood and was built for a Black family who lived there for at least the first 50 years of the life of the house.
- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for John A. and Ella Grumbles, John was responsible for the creation of the San Antonio branch of the NAACP, and Ella was active in local politics.
- **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 an example of a Queen Anne residence, and retains its historic footprint and character-defining features, such as its wood windows, steeply hipped roof with cross gables, gable and lintel ornamentation, wood lap siding, and turned wood porch columns.
- **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.

#### 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 1115 Wyoming meets this threshold. Therefore, staff recommends a Finding of Historic Significance for the property at 1115 Wyoming. Further research may reveal additional significance associated with this property.



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*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.*



*North (primary) elevation.*



*West elevation with two-over-two windows.*

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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*South-facing gable with ornamentation and cutaway bay details. Note the ornamentation in the window lintel.*



*West elevation with gable ornamentation.*

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*South (primary) and east elevations.*



*North elevation.*

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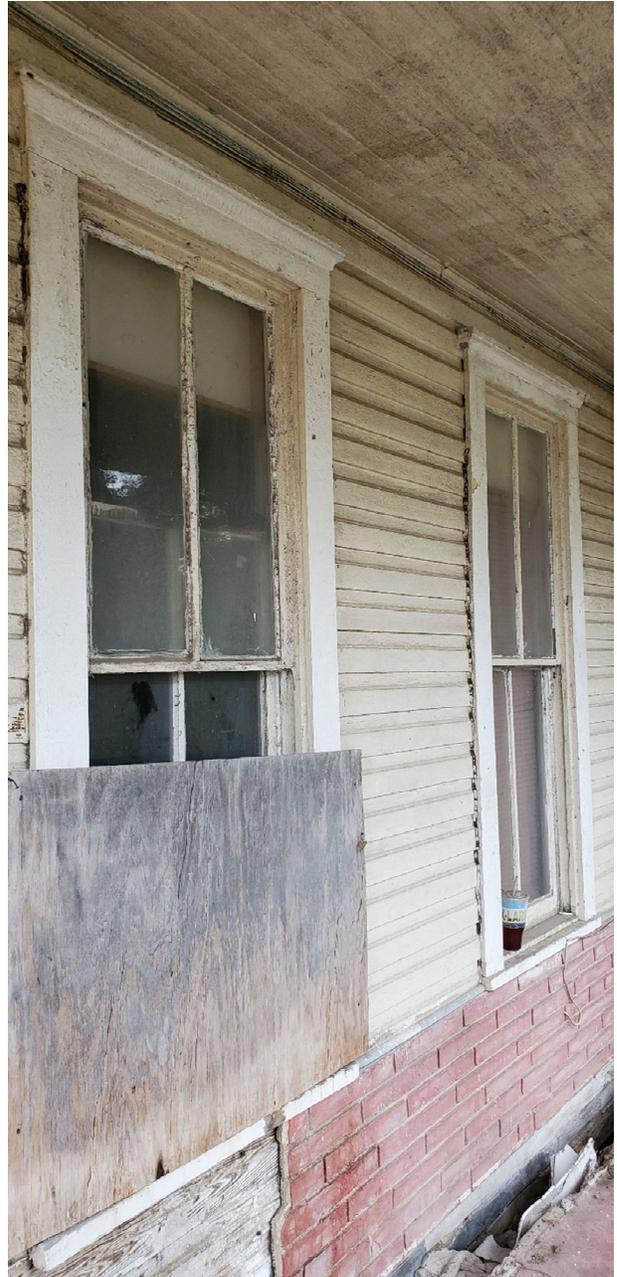
*East elevation details: Gable and historic turned wood pilaster.*

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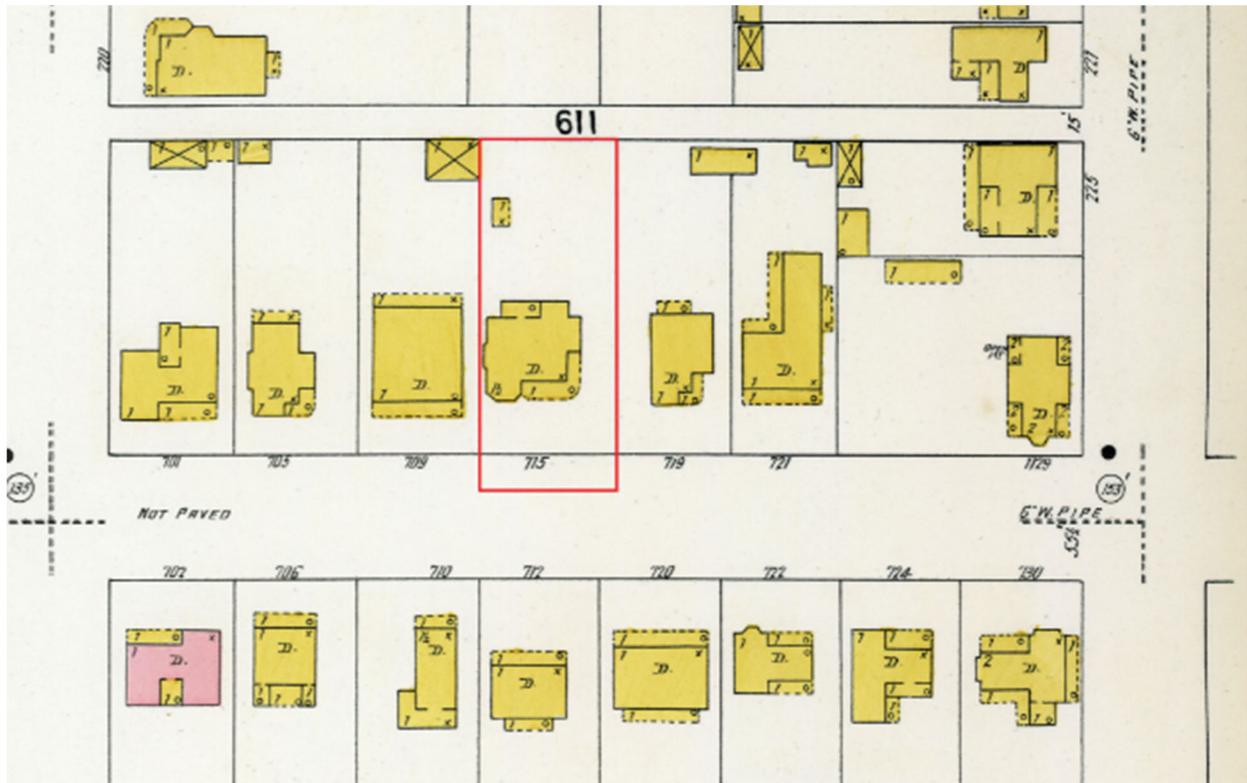
*One-over-one and two-over-two wood windows on the porch.*

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*Sanborn Fire Insurance Map, 1904, vol. 2, sheet 128.*

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## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### DDC SITE VISIT: 1115 WYOMING

29 June 2021 | Time 5:15 PM

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

#### Case History:

- Demolition request received 19 May 2021
- Notice of potential eligibility (by phone) 14 June 2021
- Call with owner 22 June 2021, 11 AM

The structure at 1115 Wyoming is a single-story Queen Anne residence built 1898 for John A. and Ella Grumbles. It is located in the Denver Heights neighborhood of City Council District 2. Joanne Njus currently owns the property. John purchased the lot in January 1898, and in March 1898, he was granted a building permit for a one-story dwelling. The house first appears in an 1898 article about the home's construction, which states, "Mail Agent J. A. Grumbles is building a five-room cottage at 715 Wyoming...It will be six weeks before it is occupied."

John became a railway mail clerk in 1895 after successfully passing examination and worked this position until his retirement. He and Ella married in November 1897, just a couple months before purchasing the lot on Wyoming. John was responsible for creation of the San Antonio branch of the NAACP, organized in 1918 with 503 members after John called together a group of people "he felt had leadership ability and concern for the conditions that were allowed to exist" for Black residents of San Antonio. John lived in the house until his death in 1921; by that time, it was addressed 1115 Wyoming. Ella remained in the house until selling it in 1950; she passed away in 1952.

The Queen Anne residence first appears on a Sanborn map in 1904, addressed 715 Wyoming. Its footprint is unchanged other than loss of a detached rear single-story outbuilding. Further research may reveal additional significance associated with the property.

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

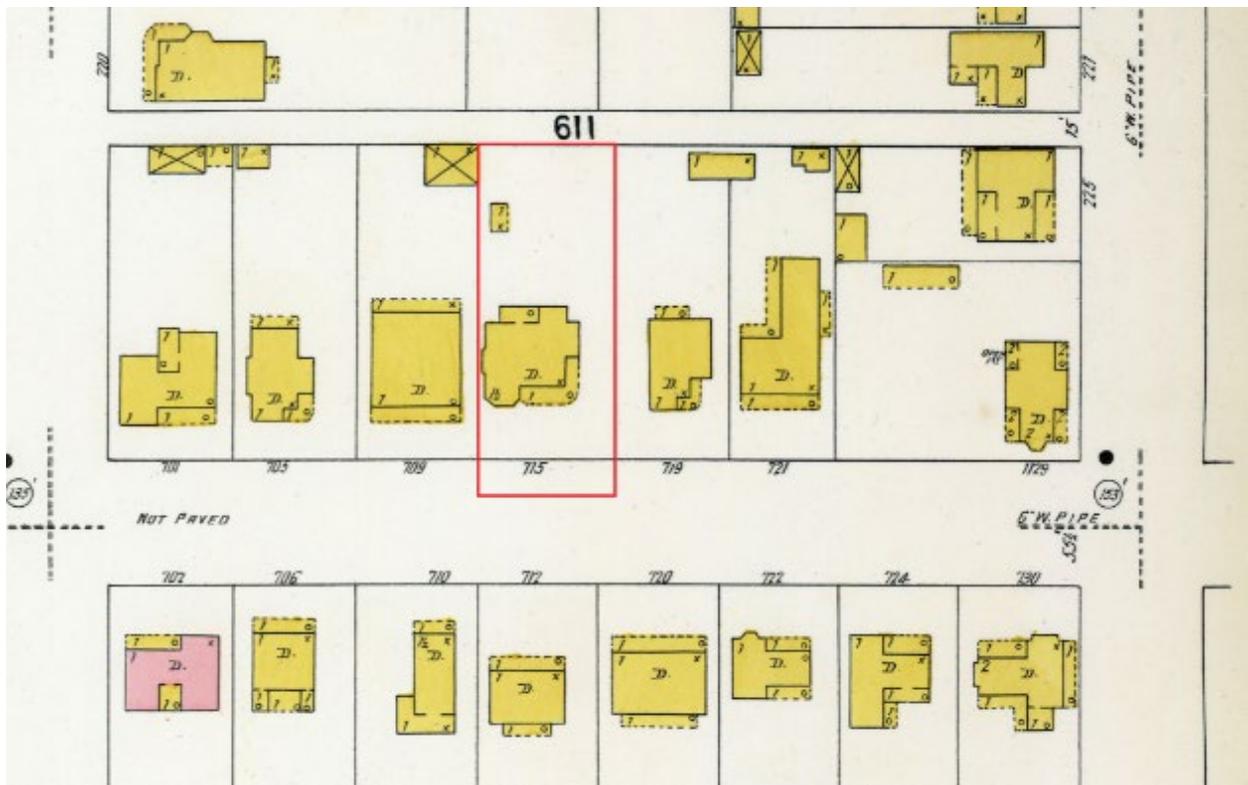
- 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** 1115 Wyoming is located in an historically Black neighborhood and was built for a Black family who lived there for at least the first 50 years of the life of the house.
- 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for John A. Grumbles, who was responsible for the creation of the San Antonio branch of the NAACP.
- 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 an example of a Queen Anne residence, and retains its historic footprint.
- 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.

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## DDC Site Visit

29 June 2021 | 5:45 PM

1115 Wyoming

Request for Demolition Review/Finding of Historic Significance

HDRC Case #2021-314

In attendance

- Commissioners: Jeff Fetzer, Scott Carpenter
- Owner/owner rep: NA
- Staff: jenny hay, Jessica Anderson
- Other: Monica Savino (Conservation Society of SA)

*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 and at the meeting.*

Fetzer: Has architectural integrity, but structural integrity is concerning.

Savino: What is the owner's plan?

Anderson: Plans to demolish and rebuild something residential, but hasn't confirmed replacement plans.

Carpenter: It's like everything shifted on the foundation.

Fetzer: It can be rehabbed on a new foundation. We've seen worse conditions. The only thing that shows serious racking is the rear west mast. It has architectural integrity and cultural integrity. The high-pitched roof leaves room for a rear addition with height matched to peak.

Carpenter: There's a lot of potential for rehab and new construction to maximize property value. There's too much integrity to demolish.

Fetzer: Staff should encourage the owner to tarp the roof to protect the interior from further damage. Lots of details remain—head details and trim, turned posts on the front porch.

# OHP Staff Site Visit Photos

28 May 2021









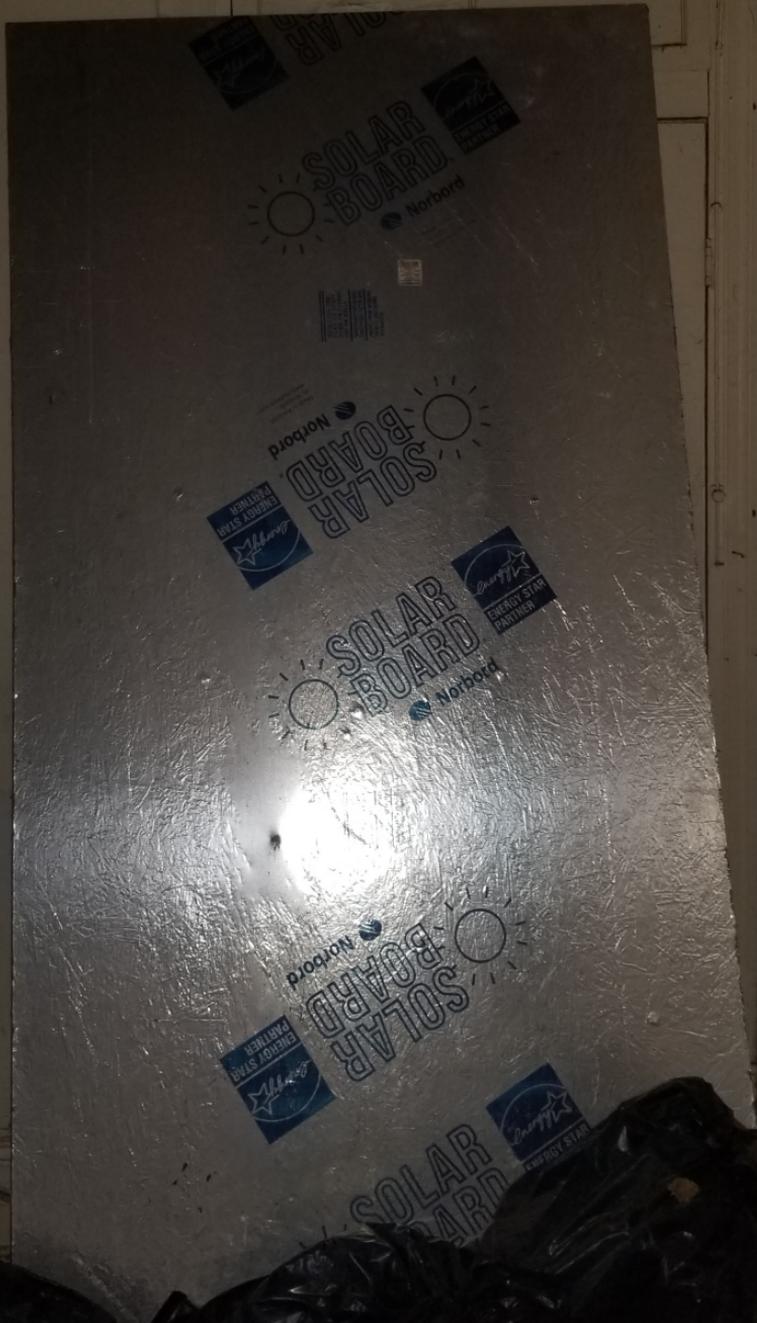
















## Materials Submitted by Applicant





POSTED  
PRIVATE  
PROPERTY  
NO  
TRESPASSING

HomeScan  
HP Plus





RESOLUTION **2021-09-16-0046R**

**TO INITIATE HISTORIC LANDMARK DESIGNATION FOR 1115 WYOMING STREET, LOCATED IN CITY COUNCIL DISTRICT 2, AND TO WAIVE APPLICATION FEES TOTALING \$3,372.92.**

\* \* \* \* \*

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

**WHEREAS**, on July 21, 2021, the Historic and Design Review Commission approved the finding of Historic Significance and recommended approval to initiate the Historic Landmark designation for 1115 Wyoming Street, located in the located in the Denver Heights neighborhood of City Council District 2; and

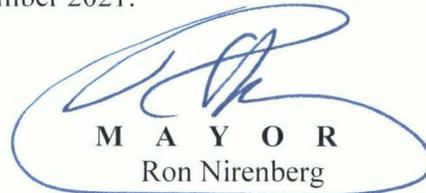
**WHEREAS**, City Council seeks to initiate historic landmark designation of 1115 Wyoming Street, San Antonio Texas in accordance with Texas Government Code Chapter 211 and City Code of San Antonio, Texas, Chapter 35, Unified Development Code; **NOW THEREFORE:**

**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 1115 Wyoming Street, San Antonio Texas 78203, and waive all related application fees, totaling \$3,372.92.

**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 16<sup>th</sup> day of September 2021.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting September 16, 2021

27.

**2021-09-09-0046R**

Resolution to initiate historic landmark designation for 1115 Wyoming Street located in City Council District 2 and waive application fees. [Lori Houston, Assistant City Manager; ShanonShea Miller, Director, Office of Historic Preservation].

Councilmember Sandoval moved to Approve on the Consent Agenda. Councilmember CabelloHavrda seconded the motion. The motion prevailed by the following vote:

**AYE:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

**No:** Bravo

## Jessica L. Anderson (OHP)

---

**From:** Cory Edwards (OHP)  
**Sent:** Wednesday, October 27, 2021 4:46 PM  
**To:** Jenny Hay (OHP); Jessica L. Anderson (OHP); Shanon Shea Miller (OHP)  
**Subject:** Fwd: [EXTERNAL] Re: House at 1115 Wyoming

Sent from my iPhone

Begin forwarded message:

**From:** "Tony C. Gradney" <tgradney@aol.com>  
**Date:** October 27, 2021 at 4:42:56 PM CDT  
**To:** "Cory Edwards (OHP)" <Cory.Edwards@sanantonio.gov>  
**Subject:** [EXTERNAL] Re: House at 1115 Wyoming  
**Reply-To:** "Tony C. Gradney" <tgradney@aol.com>

Cory,

It was great to see you again. Per our conversation, I am in support of HDRC Case #2021-314.

Carlos Garcia, IGG Home Improvements pull a Foundation Repair Permit #35011207, city told him that he would need to be cleared by HDRC, can you help with this so we can start leveling the house.

Kimberly Bruce, Design and Details will lead the team with exterior and interior design, she can be reach at 210-279-3000.

Tony C. Gradney  
President  
Chelsea's Catering & Bar Service LLC  
Tony G's Soul Food, LLC  
Tony G's Soul Food Southeast LLC  
Blimpie Franchisee  
River Center-Ft. Sam Houston-Camp Mabry  
217 Cactus  
San Antonio, Texas 78203  
Email:Tgradney@aol.com  
Cell: 210-204-1330  
Office:210-384-0808  
Fax: 210-384-0811

-----Original Message-----

From: Cory Edwards (OHP) <Cory.Edwards@sanantonio.gov>  
To: tgradney@aol.com <tgradney@aol.com>  
Sent: Wed, Oct 27, 2021 12:15 pm  
Subject: House at 1115 Wyoming

Tony,

Hope all is well with you. Rumor has it you are the new owner of Grumbles house at 1115 Wyoming. I really hope that's the case because know you will do great things with it.

I just tried to call you but got a busy signal. When you get a chance, I'd like to discuss where this property is in the historic designation process and the potential for historic tax incentives. We also have a report of roofing work without permit so I want to make sure we get you in compliance asap.

My number is below – phone or email works for me.

Thanks,

Cory Edwards

**Deputy Historic Preservation Officer**

HDRC, Design Review & Enforcement



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**CITY OF SAN ANTONIO**  
**OFFICE OF HISTORIC PRESERVATION**



October 20, 2021

STATEMENT:

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

RE: Item 3: 1115 Wyoming

HDRC Case No.: 2021-497

The Conservation Society of San Antonio concurs with the OHP staff findings that the house at 1115 Wyoming meets four of the criteria for landmark designation. The Texas Historical Commission has also found the property to be eligible for the National Register of Historic Places. These designations would provide opportunity for substantial funding incentives for future rehabilitation projects.

The Queen Anne home was built in 1898 for John Grumbles, one of the founders of the San Antonio Branch NAACP in 1918. The Conservation Society has worked closely with the San Antonio Branch NAACP in recent years and enthusiastically supports the designation and preservation of this important property.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Kathy Rhoads, President



July 21, 2021

STATEMENT:

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

RE: Item 18: 1115 Wyoming

HDRC Case No.: 2021-314

The Conservation Society of San Antonio concurs with the OHP staff findings that the house at 1115 Wyoming meets four of the criteria for landmark designation. The Queen Anne home was built in 1898 for John Grumbles, one of the founders of the San Antonio Branch NAACP in 1918. The Conservation Society has worked closely with the San Antonio Branch NAACP in recent years and enthusiastically supports the designation and preservation of this important property.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

A handwritten signature in black ink that reads "Kathy Rhoads". The signature is written in a cursive, flowing style.

Kathy Rhoads, President

## Jessica L. Anderson (OHP)

---

**From:** Claudia L. Walker <clwteacherdiva@gmail.com>  
**Sent:** Wednesday, July 21, 2021 8:28 AM  
**To:** Jessica L. Anderson (OHP); Deborah Omowale Jarmon; Claudia Espinosa  
**Subject:** [EXTERNAL] Grumbles property

Good morning I could not access the Google doc and I will not be available today but I would like to submit this written comment to be read at the hearing.

My name is Claudia L. Walker I reside at 141 Ozuna Drive Cibolo, TX 78108. I am sending this correspondence in reference to the property being considered for demolition. As a Black female, retired disabled veteran with 20 years of service in the United States Air Force and now an educator, I believe in service to the community. Mr. Grumbles served not only his community but also the nation directly and indirectly through his activity and service to the NAACP. In a time where ethnicity and cultural awareness should be at its peak in our country, we find ourselves at a crossroads. With no disrespect to the current property owner, I believe it is shameful to want to tear down a building that once belonged to an Icon in the community. This is a time to hold true and close to our hearts the triumphs and losses of our pasts. I am not a Texas native, but Texas has been my home for 24 years now. I am proud to say I live in Texas. There is so much rich Black history here and preserving the home of Mr. Grumbles should not even be in question. It should absolutely be protected and made as an educational piece to continue to educate and enlighten others who are not familiar with the rich Black history of San Antonio, TX. To be very clear, it has nothing to do with critical race theory, but everything to do with educating and enlightening everyone about the greatness that comes from San Antonio, TX.

Claudia L. Walker

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## Jessica L. Anderson (OHP)

---

**From:** Bonnie Tipton Wilson <Bonnie.Wilson@thc.texas.gov>  
**Sent:** Thursday, September 30, 2021 1:04 PM  
**To:** Jessica L. Anderson (OHP); Gregory W. Smith  
**Cc:** Jenny Hay (OHP); Alyssa Gerszewski  
**Subject:** RE: [EXTERNAL] RE: Request for eligibility determination: 1115 Wyoming

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Jessica,

NR program staff met today to review the determination of eligibility request you submitted for 1115 Wyoming. We agreed the building is eligible for listing in the National Register of Historic Places under Criterion B in the areas of Ethnic Heritage: Black and Social History: Civil Rights at the local level of significance.

The documentation strongly supports an argument for the house's significance as the home of John A. Grumbles, an early 20<sup>th</sup> century reformer who founded San Antonio's first NAACP chapter in 1919. Although Grumbles died in 1921, only three years after the chapter's founding, his leadership was paramount to its establishment and early success. He also owned considerable property on San Antonio's east side and purchased land at Hackberry and Center Streets in 1918 where the NAACP chapter first met. (See *San Antonio Light*, August 18, 1925, pg.16) The house at 1115 Wyoming has a direct association with Grumbles; he and Ella built it in 1898 and he lived there until his sudden passing in 1921. The building appears to retain good integrity to communicate its historical significance.

The narrative indicated Ella Grumbles' activism was equally significant, but we would need to see additional evidence to justify extending the period of significance to 1948 when she moved from the house. We would encourage an applicant to do further research on Ella C. Grumbles. It is further recommended that a draft nomination identify other influential individuals associated with the chapter's formation to distinguish John A. Grumbles' contributions.

Please let me know if you have any questions.

Sincerely,



**Bonnie Tipton Wilson**  
Historian, National Register Program  
History Programs Division  
P.O. Box 12276  
Austin, TX 78711-2276  
P: 512-463-6046  
F: 512-463-5750

**thc.texas.gov**





**Bonnie Tipton Wilson**  
 Historian, Federal Programs  
 History Programs Division  
 P.O. Box 12276, Austin, Texas 78711-2276  
 Phone: +1 512 463 6046  
 Fax: +1 512 463 5750  
[thc.texas.gov](http://thc.texas.gov)

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PRESERVING TEXAS HISTORY

**From:** Jessica L. Anderson (OHP) <[Jessica.Anderson@sanantonio.gov](mailto:Jessica.Anderson@sanantonio.gov)>  
**Sent:** Wednesday, September 29, 2021 3:00 PM  
**To:** Gregory W. Smith <[Greg.Smith@thc.texas.gov](mailto:Greg.Smith@thc.texas.gov)>  
**Cc:** Jenny Hay (OHP) <[Jenny.Hay@sanantonio.gov](mailto:Jenny.Hay@sanantonio.gov)>; Alyssa Gerszewski <[Alyssa.Gerszewski@thc.texas.gov](mailto:Alyssa.Gerszewski@thc.texas.gov)>; Bonnie Tipton Wilson <[Bonnie.Wilson@thc.texas.gov](mailto:Bonnie.Wilson@thc.texas.gov)>  
**Subject:** RE: [EXTERNAL] RE: Request for eligibility determination: 1115 Wyoming

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Thanks!  
 J

**From:** Gregory W. Smith <[Greg.Smith@thc.texas.gov](mailto:Greg.Smith@thc.texas.gov)>  
**Sent:** Wednesday, September 29, 2021 2:50 PM  
**To:** Jessica L. Anderson (OHP) <[Jessica.Anderson@sanantonio.gov](mailto:Jessica.Anderson@sanantonio.gov)>  
**Cc:** Jenny Hay (OHP) <[Jenny.Hay@sanantonio.gov](mailto:Jenny.Hay@sanantonio.gov)>; Alyssa Gerszewski <[Alyssa.Gerszewski@thc.texas.gov](mailto:Alyssa.Gerszewski@thc.texas.gov)>; Bonnie Tipton Wilson <[Bonnie.Wilson@thc.texas.gov](mailto:Bonnie.Wilson@thc.texas.gov)>  
**Subject:** RE: [EXTERNAL] RE: Request for eligibility determination: 1115 Wyoming

We are going to meet to discuss it tomorrow morning, so I'll get back to you in the afternoon.

Greg

**Gregory W. Smith**

**From:** Jessica L. Anderson (OHP) <[Jessica.Anderson@sanantonio.gov](mailto:Jessica.Anderson@sanantonio.gov)>  
**Sent:** Wednesday, September 29, 2021 2:48 PM  
**To:** Gregory W. Smith <[Greg.Smith@thc.texas.gov](mailto:Greg.Smith@thc.texas.gov)>  
**Cc:** Jenny Hay (OHP) <[Jenny.Hay@sanantonio.gov](mailto:Jenny.Hay@sanantonio.gov)>; Alyssa Gerszewski <[Alyssa.Gerszewski@thc.texas.gov](mailto:Alyssa.Gerszewski@thc.texas.gov)>; Bonnie

Tipton Wilson <[Bonnie.Wilson@thc.texas.gov](mailto:Bonnie.Wilson@thc.texas.gov)>

**Subject:** RE: [EXTERNAL] RE: Request for eligibility determination: 1115 Wyoming

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Hi, Greg.

Checking in on this request. I have to post the case file by noon Friday (Oct 1), and I'd like to include THC's finding.

Let me know if I can provide any further info!

Jess

---

**From:** Gregory W. Smith <[Greg.Smith@thc.texas.gov](mailto:Greg.Smith@thc.texas.gov)>

**Sent:** Thursday, September 23, 2021 4:19 PM

**To:** Jessica L. Anderson (OHP) <[Jessica.Anderson@sanantonio.gov](mailto:Jessica.Anderson@sanantonio.gov)>

**Cc:** Jenny Hay (OHP) <[Jenny.Hay@sanantonio.gov](mailto:Jenny.Hay@sanantonio.gov)>; Alyssa Gerszewski <[Alyssa.Gerszewski@thc.texas.gov](mailto:Alyssa.Gerszewski@thc.texas.gov)>; Bonnie Tipton Wilson <[Bonnie.Wilson@thc.texas.gov](mailto:Bonnie.Wilson@thc.texas.gov)>

**Subject:** [EXTERNAL] RE: Request for eligibility determination: 1115 Wyoming

OK. We'll have a look at it and get back with you by the end of next week.

Greg



**Gregory W. Smith**

Federal Programs Coordinator  
History Programs Division  
P.O. Box 12276, Austin, Texas 78711-2276  
Phone: +1 512 463 6013  
Fax: 512.475.3122

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---

**From:** Jessica L. Anderson (OHP) <[Jessica.Anderson@sanantonio.gov](mailto:Jessica.Anderson@sanantonio.gov)>

**Sent:** Thursday, September 23, 2021 1:35 PM

**To:** Gregory W. Smith <[Greg.Smith@thc.texas.gov](mailto:Greg.Smith@thc.texas.gov)>

**Cc:** Jenny Hay (OHP) <[Jenny.Hay@sanantonio.gov](mailto:Jenny.Hay@sanantonio.gov)>

**Subject:** Request for eligibility determination: 1115 Wyoming

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Hi, Greg.

OHP requests a determination of eligibility for the property at 1115 Wyoming. Please see the attached statement of significance, which includes current color photographs, a history of the property, and a current map.

Owners: Joanne Njus and Alice Kneifel  
C/O Quest Trust  
17171 Park Row Dr #100  
Houston, Texas 77804  
Joanne Njus: 210-912-2987, [njusgroup@gmail.com](mailto:njusgroup@gmail.com)  
Alice Kneifel: 210-219-6294, [alice.kneifel@gmail.com](mailto:alice.kneifel@gmail.com)

Staff determined the property is eligible for local landmark designation after the owner requested demolition review. On July 21, 2021, the HDRC recommended a Finding of Historic Significance to City Council. The Council agreed with the property's eligibility, and on September 16, 2021, it instructed city staff to initiate the change in zoning to include landmark designation via City Council resolution. The case is scheduled to return to HDRC to consider City Council's recommendation for designation next month; the date is TBC, but likely either October 6 or October 21. I can update you on their action after the hearing if it's helpful.

If I can provide further information, don't hesitate to call or email.

Thanks!  
Jess

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Jessica L. Anderson, M.S.H.P.  
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