

HISTORIC AND DESIGN REVIEW COMMISSION

May 5, 2021

HDRC CASE NO: 2021-165
ADDRESS: 222 BROOKS ST
LEGAL DESCRIPTION: NCB 495 BLK 19 LOT 26 AT 222 BROOKS
ZONING: R-5
CITY COUNCIL DIST.: 2
APPLICANT: Office of Historic Preservation
OWNER: LOZANO YULL & VOORHEES CYNTHIA
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 222 Brooks St.

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.
 - 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;**
 - 11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;**
 - 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 February 3, 2021, a demolition application was submitted to the Office of Historic Preservation by Jenny Hernandez on behalf of the property owner of the structure at 222 Brooks, located in the Government Hill 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 March 1, 2021, to inform him that preliminary evidence suggested the home may be significant and to arrange a site visit. The property owner is in support of designation.
- b. **DEMOLITION AND DESIGNATIONS COMMITTEE:** A virtual site visit was conducted on March 24, 2021, with owner Lozano, the Demolition and Designation Committee (DDC), and representatives from the Office of Historic Preservation (OHP). Notes are included in the case file. Staff provided photos and videos of the exterior of the structure and a summary of preliminary research findings; the DDC met via video conference to discuss the case. The DDC observed that the historic footprint and much of the block is still intact, and asked the owner to share his plans for the site. Lozano shared that he purchased the property last year and originally planned to renovate, but after assessing the interior, his current plan was to demolish the existing house and build new. The DDC and staff discussed the designation process with Lozano, the tax benefits available after designation, and grants available to owners of historic properties. On April 21, 2021, the HDRC referred the case back to the DDC with instructions to get access to the interior, since the house was boarded and inaccessible for the first site visit. An in-person site visit was conducted on April 27, 2021, with both owners, the DDC, and representatives from OHP. Notes are included in the case file. Staff provided a summary of preliminary research findings; the DDC discussed the case on site with the owners. The DDC walked the perimeter of the property and through all interior rooms. The DDC asked the owners about their plans for the property; Voorhees stated they wanted to demolish and build a new house. The DDC and staff discussed tax incentives and grants available to the owner as well as the process of requesting Certificates of Appropriateness (COA) while the case moves through the designation process. The DDC suggested that the owners remove noncontributing rear additions and build new rear additions to increase square footage. Staff shared that removal of the noncontributing rear additions is eligible for administrative approval and that the owners would need a permit for partial demolition from Development Services in addition to the COA from OHP. The owners said they planned to get feedback from an engineer about retaining the historic footprint.
- c. **HISTORIC CONTEXT:** The property at 222 Brooks is a single-story, four-bay National Folk residence with Folk Victorian influence built c. 1892. It is located in the Government Hill neighborhood of City Council District 2. Yul Lozano and Cynthia Voorhees currently own the property. The property first appears in the 1892 City Directory as home to the Petit Family—Leon, Adelaide, daughter Mary, and son Charles. Leon worked first as a machinist, then as an engineer for the Southern Pacific Railroad. After Leon moved in about 1901, three other Southern Pacific employees rented the home, conveniently located just north of the Southern Pacific tracks (now

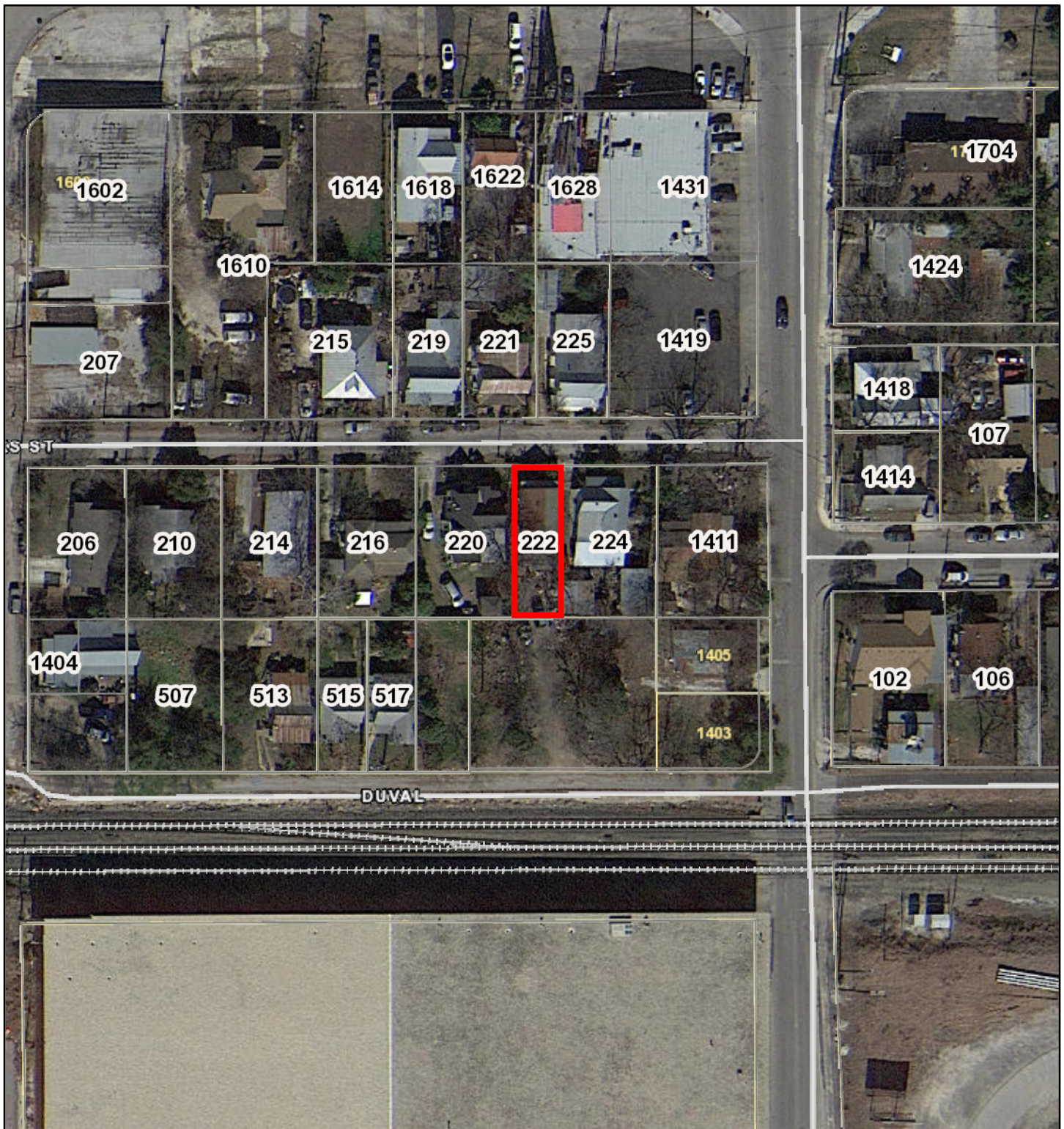
owned by Union Pacific), in quick succession. The house is built in the National Folk style, popular in the U.S. from c. 1850-1930, with Folk Victorian influence. The gable-front family of National Folk, exemplified by 222 Brooks, was a popular choice for “narrow urban lots,” first in the Northeast and later in “expanding southern cities in the late 19th century.” The subject structure has decorative shingles in the front gable, a characteristic of the Folk Victorian form.

- d. **SITE CONTEXT:** The property at 222 Brooks is a single-story, four-bay National Folk residence with Folk Victorian influence built c. 1892. It is located in the Government Hill neighborhood of City Council District 2. The structure is on the south side of Brooks St, on a block bounded to the north by Brooks St, the east by N Pine St, the south by Duval St, and the west by N Olive St. This part of the Government Hill neighborhood is bordered by Interstate 35, Interstate 281, Union Pacific Railroad’s East Yard, and N New Braunfels Ave. The Government Hill Historic District is on the opposite side of I-35 from the subject structure, and the Dignowity Hill Historic District is to the south on the other side of the rail yard. There is a cluster of individual local historic landmarks along Austin St, three blocks west of the subject structure. Brooks St itself is two blocks long, running east to west between N Hackberry and N Pine. The property has a low concrete-covered wall with limestone and bricks visible below the concrete that runs along the front of the parcel and wraps around the northeast and northwest corners. A chain-link fence runs the remaining perimeter of the parcel. A concrete path and stairs lead from the street to the concrete front porch.
- e. **ARCHITECTURAL DESCRIPTION:** The subject structure is front gabled with a composition shingle roof and a separate corrugated metal shed roof over the front porch supported by metal columns. A metal balustrade runs along the edge of the patio and down each side of the front steps. Four-over-four wood windows flank a pair of front doors with transoms. The front doors are boarded with plywood. The house is clad in wood lap siding and has decorative shingles in the front gable. Windows are four-over-four with wood sashes where visible; some windows retain their one-over-one wood screens. Character-defining features of 222 Brooks include the end-gabled roof form, decorative shingles in the gable of the primary (north) elevation, four-over-four wood windows, one-over-one wood screens (where present), and the low stone and brick wall clad in concrete along the north end of the parcel and wrapping around the northeast and northwest corners.
- 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):
 - 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 built in the National Folk style, popular in the U.S. from c. 1850-1930, with Folk Victorian influence.
 - 11. **It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** 222 Brooks is situated just north of the Southern Pacific Railroad tracks and served as housing for SPRR employees for at least its first two decades.
 - 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 situated directly between two local historic districts, Dignowity Hill and Government Hill, and contributes to an understanding of the development of the neighborhood.
- 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 that the Historic and Design Review Commission should recommend approval for the landmark designation of 222 Brooks to the Zoning Commission and to the City Council based on findings a through f.

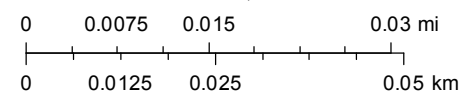
City of San Antonio One Stop



April 16, 2021

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary



CoSA

Bexar CAD

Property Search Results > 104905 LOZANO YULL &
VOORHEES CYNTHIA for Year 2020

Tax Year: 2020

Property

Account

Property ID:	104905	Legal Description:	NCB 495 BLK 19 LOT 26 AT 222 BROOKS
Geographic ID:	00495-002-0160	Zoning:	R-5
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	222 BROOKS ST SAN ANTONIO, TX 78208	Mapsc0:	617B3
Neighborhood:	NEAR EASTSIDE	Map ID:	
Neighborhood CD:	57068		

Owner

Name:	LOZANO YULL & VOORHEES CYNTHIA	Owner ID:	3226843
Mailing Address:	222 BROOKS ST SAN ANTONIO, TX 78208	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$98,160	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$21,510	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$119,670	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$119,670	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$119,670	

Taxing Jurisdiction

Owner: LOZANO YULL & VOORHEES CYNTHIA

% Ownership: 100.000000000000%

Total Value: \$119,670

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$119,670	\$119,670	\$28.32		
08	SA RIVER AUTH	0.018580	\$119,670	\$119,670	\$22.23		
09	ALAMO COM COLLEGE	0.149150	\$119,670	\$119,670	\$178.49		
10	UNIV HEALTH SYSTEM	0.276235	\$119,670	\$119,670	\$330.57		
11	BEXAR COUNTY	0.277429	\$119,670	\$119,670	\$332.00		
21	CITY OF SAN ANTONIO	0.558270	\$119,670	\$119,670	\$668.08		
57	SAN ANTONIO ISD	1.502300	\$119,670	\$119,670	\$1,797.80		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$119,670	\$119,670	\$0.00		
Total Tax Rate:		2.805632					
Taxes w/Current Exemptions:					\$3,357.49		
Taxes w/o Exemptions:					\$3,357.49		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1019.0 sqft	Value: \$98,060
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		2000	1019.0
OP	Attached Open Porch	A - NO		2000	80.0
OP	Attached Open Porch	A - NO		2000	72.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$100
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	A - NO		1992	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.0599	2610.00	29.00	90.00	\$21,510	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$98,160	\$21,510	0	119,670	\$0	\$119,670
2019	\$100,840	\$20,160	0	121,000	\$0	\$121,000
2018	\$82,740	\$17,470	0	100,210	\$0	\$100,210
2017	\$74,990	\$13,440	0	88,430	\$0	\$88,430

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/26/2020	SWD	Special Warranty Deed	LEIFUR ENTERPRISES	LOZANO YULL & VOORHEES CYNTHIA			20200041526
2	6/20/2019	SD	SHERIFF'S DEED	ORTA JESSE	LEIFUR ENTERPRISES			20190126442
3	5/3/1997	Deed	Deed		ORTA, JESSE	8398	0104	0

2021 data current as of Mar 4 2021 1:20AM.

2020 and prior year data current as of Feb 5 2021 7:24AM

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: 222 Brooks St

1. Application Details

Applicant: Office of Historic Preservation

Type: Request for Review of Historic Significance

Date Received: 1 March 2021

2. Findings

The property at 222 Brooks is a single-story, four-bay National Folk residence with Folk Victorian influence built c. 1892.¹ It is located in the Government Hill neighborhood of City Council District 2. Yul Lozano and Cynthia Voorhees currently own the property.

In October 1890, J. A. and Lizzie Openshaw purchased the property from Charles W. Green. The size of the parcel is measured in *varas* in the deed, a vestige of Spanish Colonial Texas.² The address first appears in the 1892 City Directory as home to the Petit Family—Leon, Adlaide, daughter Mary, and son Charles.³ Leon emigrated from France and earned his citizenship in 1895.⁴ He worked first as a machinist, then as an engineer for the Southern Pacific Railroad. After Leon moved in about 1901,⁵ three other Southern Pacific employees rented the home, conveniently located just north of the Southern Pacific tracks (now owned by Union Pacific), in quick succession.⁶

The structure first appears on a Sanborn Fire Insurance Map in 1896.⁷ There are two shed-roofed additions to the south (rear) elevation of the property, one visible at the southwest corner with clapboard siding and the other at the southeast corner with wider wood siding on the south elevation. A single-story accessory structure appears in early maps at the rear end of the lot until the 1931, indicating the rear structure was demolished between 1912 and 1931.⁸ Though not coded on Sanborn maps as a duplex, the home has two front doors that appear to be of historic age.

The house is built in the National Folk style, popular in the U.S. from c. 1850-1930,⁹ with Folk Victorian influence. The gable-front family of National Folk, exemplified by 222 Brooks, was a popular choice for “narrow urban lots,” first in the Northeast and later in “expanding southern cities in the late 19th century.”¹⁰ The subject structure has decorative shingles in the front gable, a characteristic of the Folk Victorian form.

¹ San Antonio City Directory, 1892, p. 509.

² Bexar County Clerk (web site). Warranty Deed: Charles W. Green to J. A. Openshaw, et al, 30 October 1890. Doc. No. 1829.

³ San Antonio City Directory, 1892, p. 509.

⁴ “City Registration: Suffragans Who Have Received Their Certificates of Citizenship.” *San Antonio Daily Light*, Monday, 21 January 1895, p. 4.

⁵ San Antonio City Directory, 1901, p. 428.

⁶ San Antonio City Directory, 1905, p. 522; 1907, p. 536; 1908, p. 288.

⁷ Sanborn Fire Insurance Map: San Antonio, Texas, 1896, sheet 75.

⁸ Sanborn Fire Insurance Map: San Antonio, Texas, 1912, vol. 2, sheet 170; 1931, vol. 2, sheet 170.

⁹ McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Knopf, 2015, p. 134-47, 396-9.

¹⁰ *Ibid*, p. 136.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

The original columns have been replaced with metal columns that match a metal railing enclosing the front porch and running down each side of the front stairs. The original wood front porch and stairs has been replaced by concrete.

3. Architectural Description

The property at 222 Brooks is a single-story, four-bay National Folk residence with Folk Victorian influence built c. 1892. It is located in the Government Hill neighborhood of City Council District 2. The structure is on the south side of Brooks St, on a block bounded to the north by Brooks St, the east by N Pine St, the south by Duval St, and the west by N Olive St. This part of the Government Hill neighborhood is bordered by Interstate 35, Interstate 281, Union Pacific Railroad's East Yard, and N New Braunfels Ave. The Government Hill Historic District is on the opposite side of I-35 from the subject structure, and the Dignowity Hill Historic District is to the south on the other side of the rail yard. There is a cluster of individual local historic landmarks along Austin St, three blocks west of the subject structure. Brooks St itself is two blocks long, running east to west between N Hackberry and N Pine. Houses along the 200 block of Brooks St are single family and single story, and the dominant style is Folk Victorian. The 100 block is dominated by two commercial properties with a few single-family residences along the north side of the street.

The property has a low concrete-covered wall with limestone and bricks visible below the concrete that runs along the front of the parcel and wraps around the northeast and northwest corners. A chain-link fence runs the remaining perimeter of the parcel. A concrete path and stairs lead from the street to the concrete front porch. There is no sidewalk.

The subject structure is front gabled with a composition shingle roof and a separate corrugated metal shed roof over the front porch supported by metal columns. A metal balustrade runs along the edge of the patio and down each side of the front steps. Four-over-four wood windows flank a pair of front doors with transoms. The front doors are boarded with plywood. The house is clad in wood lap siding and has decorative shingles in the front gable. Windows are four-over-four with wood sashes where visible; some windows retain their one-over-one wood screens. Staff was unable to access the interior of the home to see whether boarded windows retain their historic materials and/or configuration. Two doors at the rear of the home are boarded.

Character-defining features of 222 Brooks include:

- End-gabled roof form
- Decorative shingles in the gable of the primary (north) elevation
- Four-over-four wood windows
- One-over-one wood screens (where present)
- Low stone and brick wall clad in concrete along the north end of the parcel and wrapping around the northeast and northwest corners.

4. Landmark Criteria

222 Brooks St meets the following criteria under UDC 35-607(b):

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 built in the National Folk style, popular in the U.S. from c. 1850-1930, with Folk Victorian influence.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; 222 Brooks is situated just north of the Southern Pacific Railroad tracks and served as housing for SPRR employees for at least its first two decades.
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 situated directly between two local historic districts, Dignowity Hill and Government Hill, and contributes to an understanding of the development of the neighborhood.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 222 Brooks St meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 222 Brooks St. 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.



North/primary elevation

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Northwest oblique



West elevation

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OFFICE OF HISTORIC PRESERVATION



Rear/south elevation



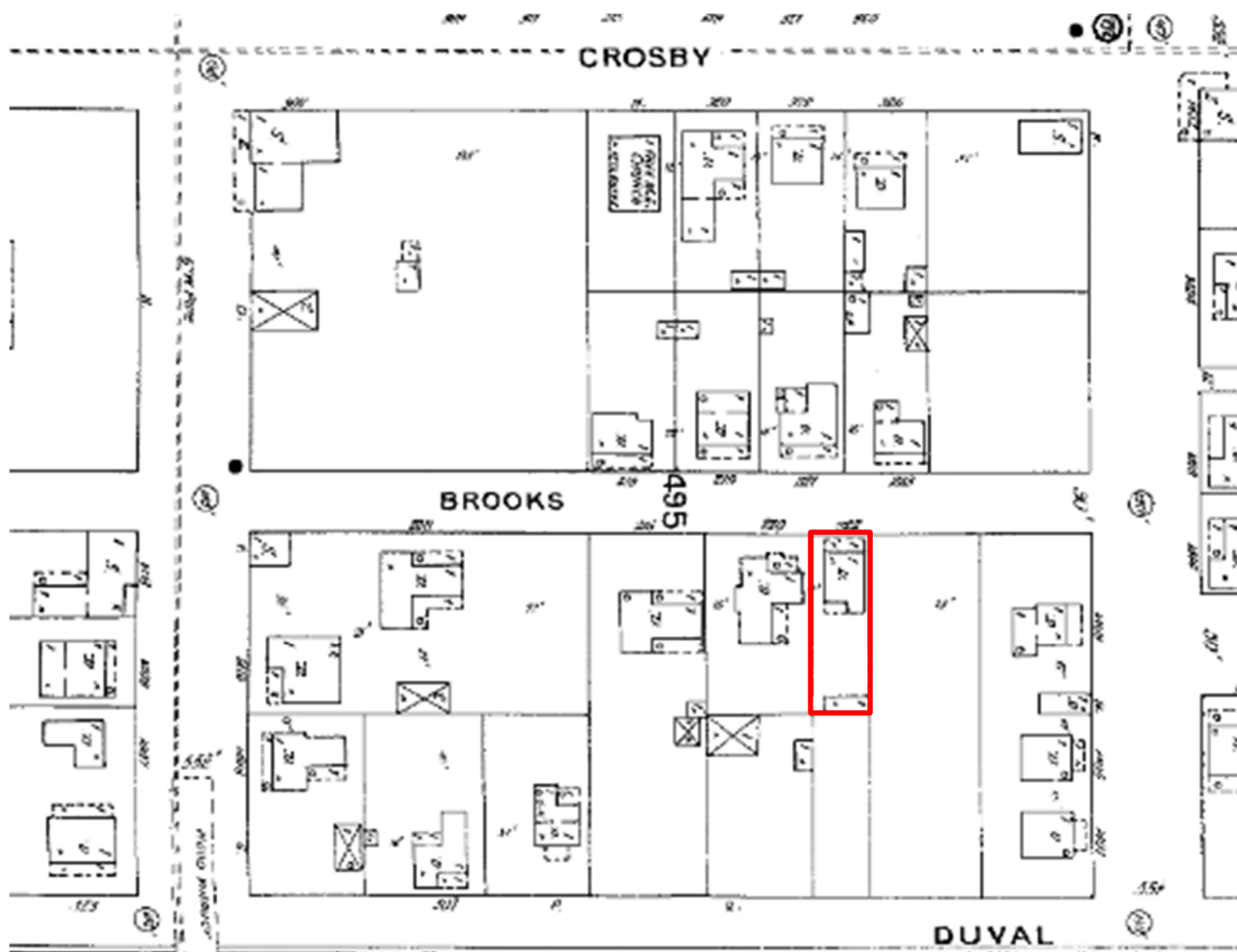
East elevation

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Detail of Sanborn Fire Insurance Map: San Antonio, Texas, 1896, sheet 75; 222 Brooks St in red.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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W. Green, all duly recorded in the Records of Bexar County, The said lot no. 26, is situated on the South side of Brooks Street in the City of San Antonio, County of Bexar and State of Texas, together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging or in anywise appertaining. TO HAVE AND TO HOLD, all and singular, the premises above mentioned, unto the said J. A. Openshaw and Lizzie Openshaw heirs and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators to Warrant and Forever Defend, all and singular, the said premises unto the said J. A. Openshaw and Lizzie Openshaw heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof. WITNESS my hand at San Antonio, this the 30th day of October, 1890

Charles W. Green

The State of Texas)
County of Bexar)

Before me, E. G. Graves a Notary Public in and for said County and State, on this day personally appeared Charles W. Green, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office, this 30 day of October, A. D. 1890

(Seal 97)

E. G. Graves
Notary Public, Bexar Co. Tex.

The State of Texas)
County of Bexar)

I, Thad. W. Smith, Clerk of the County Court of said County, do hereby certify that the above instrument of writing, dated on the 30th day of October 1890, with its Certificate of Authentication, was filed for Record in my office, this 30th day of October A. D. 1890, at 4 o'clock p.M. and duly recorded the 4th day of November, A. D. 1890 at 12 o'clock M. in the Records of said County, in Vol. 85 on pages 28 & 29. Witness my hand and the Seal of the County Court of said County, at office in San Antonio the day and year last above written.

(Seal)

Thad. W. Smith
Clerk c. c. Bexar County
By John Stappenbeck Dep.

Re-Filed for record Dec. 29, 1920 at 5:26 o'clock P.M.
Re-Recorded Jan. 4, 1921 at 9:45 o'clock A. M.
Jack R. Burke County Clerk, Bexar County Texas.
By Chas Grossmann, Deputy.

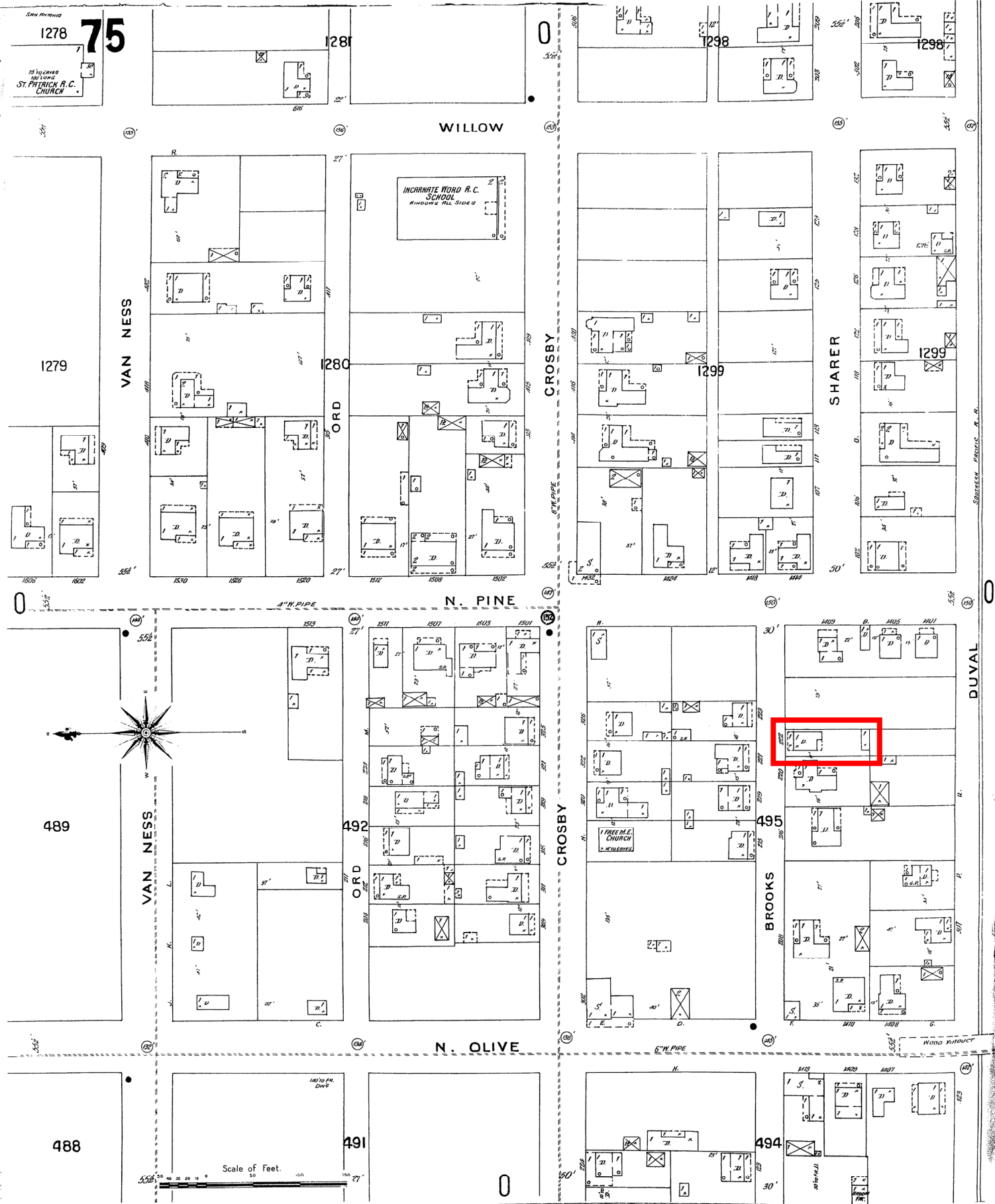
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No. 1830

Est. of T. B. Stanfield Deed. Proof of Heirship E. C. Stanfield et al
By Affiant

The State of Texas)
County of Caldwell)

Before me, the undersigned authority, on this day personally appeared, W. R. Smith, well known to me to be a credible person, who after being by me duly sworn, states on oath that he personally knew T. B. Stanfield and his wife, Mrs. T. B. Stanfield, and their family, that T. B. Stanfield, is now dead, having died January 26th, 1910, that he left surviving him his wife, Mrs. T. B. Stanfield and the following children; E. C. Stanfield,





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DDC SITE VISIT: 222 BROOKS

24 March 2021 | 4 PM

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

Case History:

- Demolition request received 2 February 2021
- Staff site visit 8 March 2021

The property at 222 Brooks is a single-story Folk Victorian residence built c. 1892. It is located in the Government Hill neighborhood (outside the local historic district) of City Council District 2. Yul Lozano and Cynthia Voorhees currently own the property.

The property first appears in the 1892 City Directory as home to the Petit Family, Leon, Adelaide, daughter Mary, and son Charles. Leon emigrated from France and earned his citizenship in 1895. He worked first as a machinist, then as an engineer for the Southern Pacific Railroad. After Leon moved in about 1901, a number of other Southern Pacific employees rented the home, which is just north of the SPRR tracks.

The structure first appears on a Sanborn Fire Insurance Map in 1896. Though the rear porch has been modified within its historic footprint, the house remains largely unchanged since this map was produced. A structure at the rear end of the lot appears until the 1931 Sanborn map, indicating the rear structure was demolished between 1912 and 1931.

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

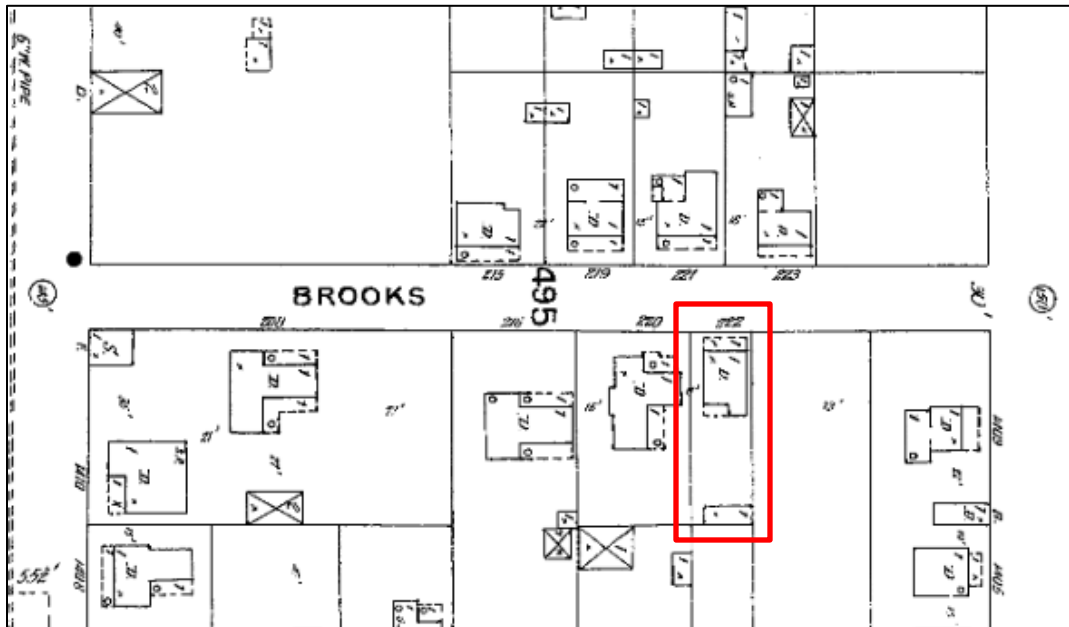
- 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house has remained largely unchanged since it first appeared on the 1896 Sanborn Fire Insurance Map.
- 11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** 222 Brooks is situated just north of the Southern Pacific Railroad tracks and served as housing for SPRR employees for at least its first two decades.
- 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 situated directly between two local historic districts, Dignowity Hill and Government Hill, and contributes to an understanding of the development of the neighborhood.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Northwest oblique



Clipping from the 1896 Sanborn Fire Insurance Map, sheet 75.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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DDC Call and Virtual Site Visit

24 March 2021 | 4 PM

222 Brooks

Request for Review of Historic Significance

In attendance

- Commissioners: Anne-Marie Grube, Gabriel Velasquez
- Owner/owner rep: Yul Lozano, owner
- Staff: Jenny Hay, Jessica Anderson
- Other: Monica Savino (Conservation Society of San Antonio)

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

Savino: Bones of the house are still intact, as with other houses on block.

Grube: Mr Lozano, what are your plans for the property?

Lozano: Original intent was reno, but I didn't realize how much work the interior needs. It made me think demo was a better route. Current plan is to demolish and build a new house.

Grube: How long have you owned the property?

Lozano: I've owned it for a year—bought it last year.

Grube: This is an informal meeting, you'll have to go through the full commission meeting. But from the pictures and video, it still has historic integrity and elements that staff presented as being contributing to the community. Have to look at that first, more than what's happening inside.

Lozano: There are holes in the floor. If I need to bring it back up how it is, I'll work with whatever I have if that's what needs to be done. I didn't know what the process was.

Grube: We look at the findings and the house itself, and to me right now it looks contributing. We'll make a recommendation to City Council, and they decide whether to designate. (To staff) Is this moving forward for designation?

Anderson: That's why we're here today—to see whether the commission thinks it's eligible for designation.

Lozano: If the city wants me to renovate, it will take longer. I kind of want to keep the property in the long run. Still young and still trying to buy properties. I just need to know what to do.

Anderson explained designation process, specifically what happens if the property is recommended for designation by HDRC and City Council, and what happens if either body finds the property ineligible. Anderson explained process for requesting demolition of a designated property, were the owner to still pursue demolition if the house is designated. Anderson explained substantial rehabilitation tax incentives for landmarked properties and the Conservation Society grants.

Velasquez: You have to make the decision yourself. But when you say you're willing to renovate, we would guide you that way and following the design that exists and bringing it back and find the value in that. Square footage doesn't change, it's a small investment. If you do not tear the building down, OHP won't be involved. If you want to tear it down, they will use all their tools to protect the property. If you don't designated, I'm sure staff would still work with you to make sure your renovations are appropriate.

Savino: I'd be glad to talk with you about the Conservation Society grants program for this house.



April 20, 2021

STATEMENT:

TO: Historic & Design Review Commission

RE: Agenda Item 19: 222 Brooks Street
HDRC Case No.: 2021-165

The Conservation Society of San Antonio supports the finding of historic significance for 222 Brooks Street. The house meets at least three criteria for designation and is located in the center of a group of homes on this block that are intact. The house conforms to the configuration shown on the 1896 Sanborn map and retains many original features, such as siding, fenestration, and decorative bargeboard in the north gable end. Landmark designation will allow the owner to take advantage of tax incentives and other funding opportunities while preserving the historic integrity of this lot.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DDC SITE VISIT: 222 BROOKS

27 April 2021 | 5 PM

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

Case History:

- Demolition request received 2 February 2021
- Staff site visit 8 March 2021
- DDC Virtual site visit 24 March 2021
- HDRC hearing 21 April 2021

The property at 222 Brooks is a single-story, four-bay National Folk residence with Folk Victorian influence built c. 1892. It is located in the Government Hill neighborhood of City Council District 2. Yul Lozano and Cynthia Voorhees currently own the property.

The property first appears in the 1892 City Directory as home to the Petit Family—Leon, Adelaide, daughter Mary, and son Charles. Leon worked first as a machinist, then as an engineer for the Southern Pacific Railroad. After Leon moved in about 1901, three other Southern Pacific employees rented the home, conveniently located just north of the Southern Pacific tracks (now owned by Union Pacific), in quick succession. The house is built in the National Folk style, popular in the U.S. from c. 1850-1930, with Folk Victorian influence. The gable-front family of National Folk, exemplified by 222 Brooks, was a popular choice for “narrow urban lots,” first in the Northeast and later in “expanding southern cities in the late 19th century.” The subject structure has decorative shingles in the front gable, a characteristic of the Folk Victorian form.

The structure first appears on a Sanborn Fire Insurance Map in 1896. Though the rear porch has been modified within its historic footprint, the house remains largely unchanged since this map was produced. A structure at the rear end of the lot appears until the 1931 Sanborn map, indicating the rear structure was demolished between 1912 and 1931.

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

- 5. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house is built in the National Folk style, popular in the U.S. from c. 1850-1930, with Folk Victorian influence.
- 11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** 222 Brooks is situated just north of the Southern Pacific Railroad tracks and served as housing for SPRR employees for at least its first two decades.
- 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 situated directly between two local historic districts, Dignowity Hill and Government Hill, and contributes to an understanding of the development of the neighborhood.

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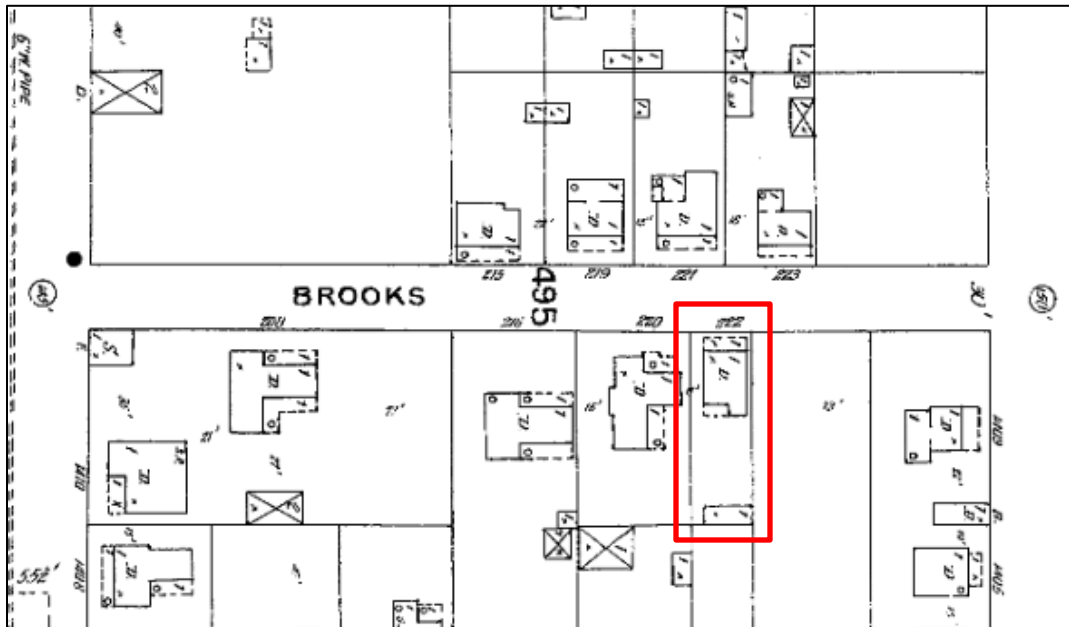
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Northwest oblique



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DDC Site Visit

27 April 2021 | 5 PM

222 Brooks

Finding of Historic Significance

In attendance

- Commissioners: Jeff Fetzer, Gabriel Velasquez, Scott Carpenter
- Owner/owner rep: Cynthia Voorhees and Yul Lozano, owners
- Staff: Jenny Hay, Jessica Anderson
- Other: Monica Savino (Conservation Society of San Antonio)

Staff provided a summary of preliminary research findings by email prior to the meeting.

Voorhees: Not opposed to designation. If the commission designates, I'll retain the structure. But if they don't designate, I still plan to demolish.

Carpenter: [to staff] Has this street been included in any OHP surveys or previously been on OHP's radar?

Hay: It hasn't been on our radar. We haven't previously seen demolition or development pressure on this block.

Carpenter: It's an interesting gap between the Dignowity Hill and Government Hill historic districts. There's space behind the historic footprint to remove the rear additions and build new additions, even with two storeys.

Voorhees: [to staff] Do you have a map showing the original house?

Anderson: Yes, I'll send it to you.

Fetzer: There are tax incentives available if you designate that can help with the cost to rehabilitate the structure.

Voorhees: With the siding, for example, do I need to use the same wood and just repaint it?

Hay: The historic design guidelines will tell you to replace the wood in kind. You can request different materials, but HDRC would have to review and approve it because it can't be approved by staff.

Velasquez: Do you have plans for replacement?

Voorhees: Our plan was to demolish and rebuild. If it doesn't get designated, we still plan to demo. Because there's no parking, we thought we'd have a driveway that goes under the house, so you drive under the house.

Velasquez: If you request demolition, and the city says it's eligible for designation, it almost always gets designated. The only time a property isn't designated is if the owner is opposed. We need to see replacement plans in order to decide whether to approve the demolition.

Voorhees: Keeping the historic house and building an addition depends on the cost. I have my engineer coming out to give me a quote.

Velasquez: The size of the house makes this a relatively affordable project.

Voorhees: How much?

Savino: I rehabbed a property that was a bit smaller than this house, and it cost less than \$100,000.

Velasquez: This house has everything you need to renovate at not much cost.

Voorhees: I have \$100,000 to invest.

Velasquez: If the house is designated, you can still request and pursue demolition.

Fetzer: Repairs in kind can be approved by staff. If you sand and repaint the siding, the wood is better than anything you can find today.

[Fetzer and Carpenter explained density of historic wood versus modern growth.]

Voorhees: How do I replace the windows?

Savino: Check Picker's Paradise. They always have windows. Just make sure the measurements match before you buy them.

Fetzer: The Conservation Society has grants available for rehab, too. [To staff] Can Cynthia apply to demolish the rear additions while it's under review for designation?

Hay: Yes; she just needs to submit an application for a Certificate of Appropriateness for the works. Staff can approve administratively. She also needs to submit a permit request to DSD for partial demolition.