

# HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

**HDRC CASE NO:** 2017-379  
**ADDRESS:** 127 LOTUS AVENUE  
**LEGAL DESCRIPTION:** NCB 3097 BLK 1 LOT 5 W 5 FT OF 4  
**ZONING:** RM-4, NCD-1  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Sue Ann Pemberton  
**OWNER:** Michael Cappelli  
**TYPE OF WORK:** Landmark designation  
**REQUEST:**

The applicant is requesting a finding of historic significance for the property at 127 Lotus Avenue.

## 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.

(3) **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;

(12) It is an important example of a particular architectural type or specimen: The building's T-shaped plan stands out as an architectural type that is different;

(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. The request for landmark designation has been submitted by the property owner.
- b. Bexar County records indicate that William F. Matthies, along with son William C. Matthies, Alfred Duerler and Charles Graebner, owned all parcels which were laid out, subdivided and platted as the D.G. & M. addition on May 25, 1907. The plat established Lotus Street as a public right of way and the parcel for 127 Lotus (originally 119 Lotus) appears as Lot 5 in Block 1 along Lotus. According to Bexar County deed records the property has been continuously owned by the Matthies family for over 100 years.
- c. The structure at 127 Lotus was constructed circa 1915. The address first appears in the City Directories in 1915 as a vacant lot, but by 1916 the city directory indicates a rental residence existed on the property. The 1918 city directory lists it as the residence of William C. and Sophie Matthies. The structure first appears on the 1911-1954 Sanborn map.
- d. **STRUCTURE** –The structure is a one-story simplified late-Victorian with a T-shaped plan. The house features wood lap siding, with a cross-gabled roof with composition roofing material. The front porch with a low sloop roof is supported by three wooden simplified Doric columns. The windows are wood, double-hung, either one-over-one, or two-over-two. The window over the front porch features a distinctive diamond sash pattern on the top sash. The house is set within a residential neighborhood among houses that share similar materials, character, forms, and setbacks. The structure is in need of repair. On February 20, 2017 OHP received notification that the property was being prepared for a hearing before the Building Standards Board. The notification noted roof dilapidation, damaged siding, broken windows, and a lack of weather protection. Damage to the porch and front door were also noted. The property owner is working towards repair and has hired a preservation architect. The BSB case has been dropped in light of the property owner's intent to repair.
- e. **CRITERIA** – As referenced in the applicable citations, 127 Lotus Avenue meets UDC criterion [35-607 (b)1], [35-607 (b)8], [35-607 (b)11], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 127 Lotus Avenue meets three.

**(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 building is a late-Victorian style structure with a distinct T-shaped plan. Significant architectural features consist of three wooden Doric columns supporting the porch as well as raking molding lining the gable roof on the street façade.

**(12) It is an important example of a particular architectural type or specimen:** The building's T-shaped plan stands out as an architectural type that is different. The plan of the house is laid out such that the upper portions of the T-shape extend to the front and back of the property. This unique setting and shape of the building make the property an important example of a particular architectural type.

**(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 house on 127 Lotus Ave is set within a residential

neighborhood with adjacent houses sharing similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character.

- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.
- i. This property had fallen into disrepair and was identified as a dangerous premise. The owner has since decided to work to rehabilitate the structure and is pursuing designation in order to take advantage of the Substantial Rehabilitation Tax Incentive for local historic properties. Designation and rehabilitation will also have a positive impact on the neighborhood as it will help keep the social and built fabric intact, improve the block's appearance and sustains the neighborhood character.

### **RECOMMENDATION:**

Staff recommends approval of a Finding of Historic Significance and that the Historic & Design Review Commission recommend approval for the landmark designation of 127 Lotus Avenue to the Zoning Commission and to the City Council based on findings a through i.

### **CASE MANAGER:**

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 26, 2017

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Created by Office of Historic Preservation  
July 26, 2017

## **Statement of Significance**

### **Historic Context**

The history of the building located on 127 Lotus Avenue is very closely tied to the history of the development of the D.G. & M. addition, its annexation to the city of San Antonio, and the creation of Lotus Avenue. The land developed for the D.G. & M. addition was owned by William F. Matthies and wife Lena Matthies, son William C. Matthies, Alfred Duerler, and his associate Charles Graebner. The properties were laid out, subdivided, and platted to give 40 foot wide public right of way that gave access between Garden Street (now known as South St Mary Street) and South Presa Street and consisted of lots on either side. This public access way was designated as Lotus Street, later known as Lotus Avenue.

127 Lotus Avenue has stayed in the Matthies family for at least 110 recorded years, with the home in the family for at least 100 years. The Matthies family originally owned and operated a business of fine meats, fish and poultry.

### **Architectural and Cultural Significance**

The building located on 127 Lotus Avenue is a one-story house simplified late-Victorian with a unique T-shaped plan. The house has a wood framing structure situated on both wood piles and brick piers. The skin that wraps the house is composed of wood overlap siding running horizontally and painted white. The plan of the house is laid out on the property in a way so that the top portions of the T-shape extrude to the back and to the front of the property. The portion of the building that extrudes to the front, flanks and borders the right side of the porch.

The street face has a gable roof with raking molding on its fascia, which in conjunction with the returns on both sides form a broken pediment. There is also a rectangular gable vent aligned to the ridge centerline in the top portion of the wall and a pair of two double-hung windows aligned to the same centerline.

The porch area is covered by a low slope roof that is supported by three wooden Doric columns. On the front façade of the building, beneath the porch, there are three double-hung windows. There are two entrances in the porch, one facing the street and the other one adjacent to it on the flanking wall; they both have fifteen-pane glass doors.

The east façade of the house consists of four windows distributed at equal distances from one another. The north façade, which is the rear façade of the building, has a left portion that extrudes while the right portion is recessed – this is the result of the T-shape plan layout of the building. The left portion consists of two centrally placed double-hung windows and the right portion has an exterior door. In contrast to the front façade, this rear extension of the structure is covered by a hip roof. The west façade of the structure has an asymmetrical gable roof as well as two centrally placed double-hung windows and a rectangular gable vent.

Overall, most windows in the house are double-hung, similar in size and type, and are related to each other by a wide trim that runs around the window just the same way that is found around doors and gable vents. The house is set within a residential neighborhood and the houses that are adjacent share similar qualities as they have a compatible character composed of similar materials and building forms, and have similar setbacks from the street. Together, these houses contribute to the general character of the area.



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NO TRESPASSING

NO TRESPASSING

PRIVATE PROPERTY  
NO TRESPASSING

CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: 1211 LOCUST AVE  
REQUEST: LATCHING DESIGNATION  
HEARING DATE: **July 27, 2011** Time: 3:00 PM  
FOR MORE INFORMATION CONTACT  
(210) 207-0035  
ALL HDRC MEETINGS TAKE PLACE AT 1911 S. ALAMO



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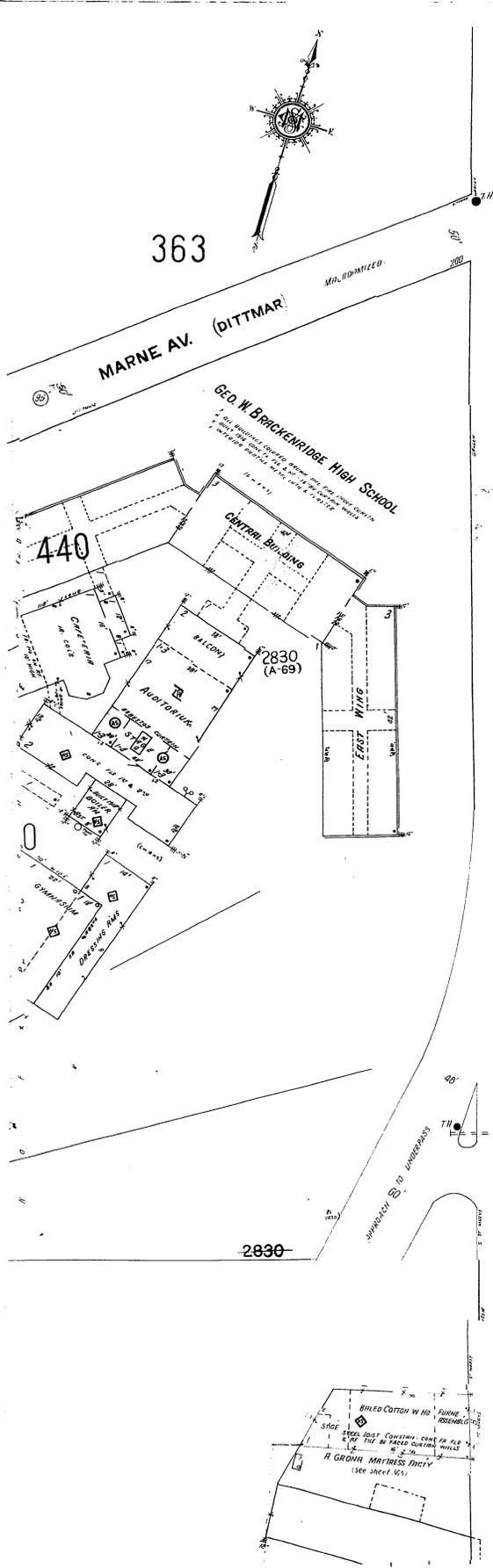




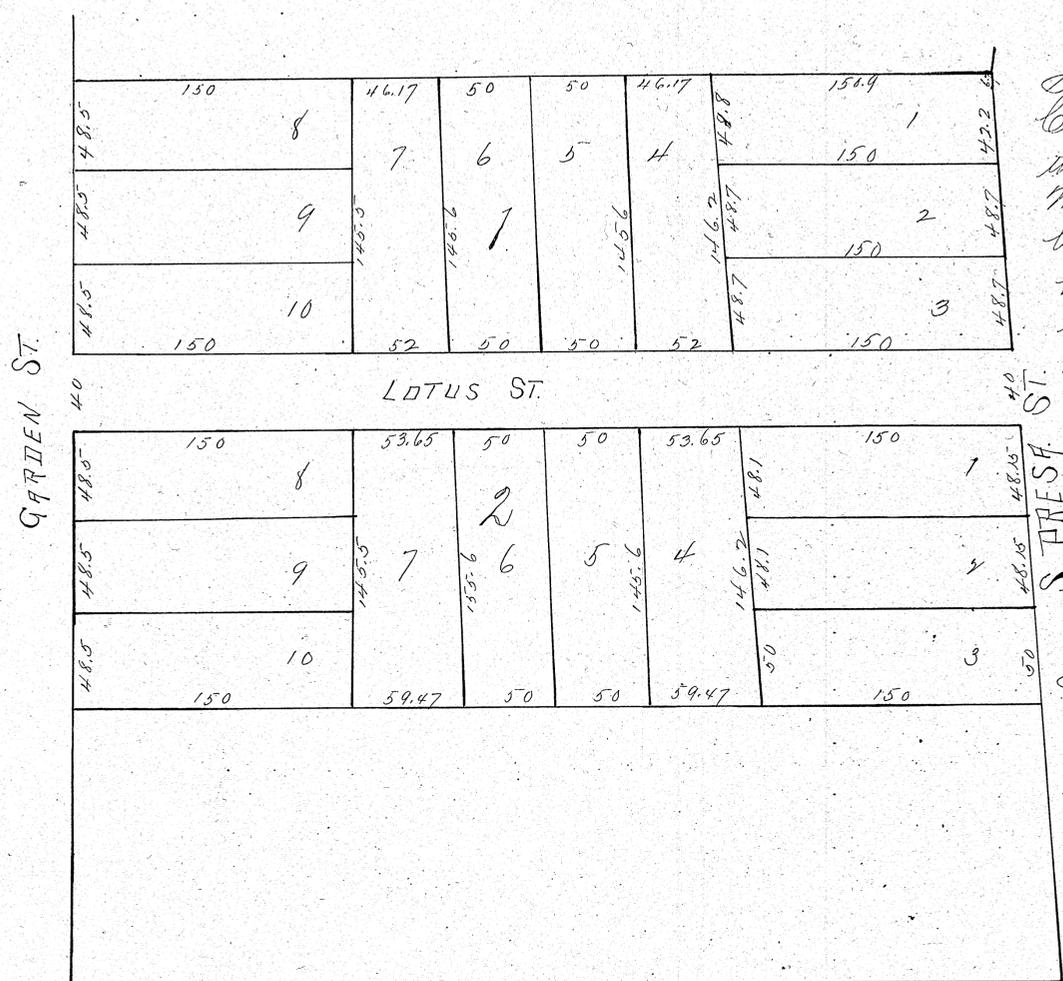


02/09/2017





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State of Texas }  
 County of Bexar } Know all Men By These Presents:  
 that we, Wm. C. Matthies, Wm. J. Matthies and wife Lena  
 Matthies Alfred Querler and Charles Graebner  
 being the owners of the tract or parcel of land  
 herein shown, and described, have laid out, sub-  
 divided and platted the same under the name  
 title of 'D.G. & M. Addition' an addition to the  
 City of San Antonio, Texas, and we do hereby  
 grant for the free use and behoof of the Public  
 the Right of way through the Streets as shown  
 thereon.  
 Wm. C. Matthies  
 Wm. J. Matthies  
 Alfred Querler  
 Chas Graebner

The State of Texas }  
 County of Bexar } Before me August E. Huppertz,  
 a Notary Public in and for said State and County  
 on this day personally appeared Wm. C. Matthies  
 Alfred Querler, Charles Graebner Wm. J. Matthies  
 and Lena Matthies wife of Wm. J. Matthies known  
 to me to be the persons whose names are sub-  
 scribed to the foregoing instrument and  
 acknowledged to me that they executed the  
 same for the purposes and consideration  
 therein expressed. And the said Lena  
 Matthies wife of the said Wm. J. Matthies  
 having been examined by me privately  
 and apart from her husband and  
 having the same fully explained to her,  
 she the said Lena Matthies acknow-  
 ledged such instrument to be her  
 act and deed and declared that  
 she did not wish to retract it.  
 Given under my hand and seal  
 of office this day of May A.D. 1907.  
 August E. Huppertz, Notary  
 Public Bexar Co Texas

I do hereby certify that the above  
 Plat is correct. E. G. Graves  
 Surveyor and subscribed to before  
 me this 22 day of May 1907.  
 Seal R. C. Norton  
 Notary Public Bexar Co. Texas

D. G. & M. Addition  
 out of Block 31 @ B. 791  
 San Antonio, Texas.  
 Scale 60 FT. per inch  
 E. G. Graves

Filed May 25<sup>th</sup> 1907 @ 5<sup>30</sup> P.M.  
 Recorded June 19<sup>th</sup> 1907 @ 3<sup>45</sup> P.M.

**Bexar CAD****Property Search > 140602 CAPPELLI MICHAEL for Year 2017** Tax Year: 2017**Property****Account**

Property ID:	140602	Legal Description:	NCB 3097 BLK 1 LOT 5 W 5 FT OF 4
Geographic ID:	03097-001-0050	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

**Protest**

Protest Status:  
 Informal Date:  
 Formal Date:

**Location**

Address:	127 LOTUS AVE SAN ANTONIO, TX 78210	Mapsco:	616F8
Neighborhood:	DURANGO/ROOSEVELT	Map ID:	
Neighborhood CD:	57057		

**Owner**

Name:	CAPPELLI MICHAEL	Owner ID:	100322
Mailing Address:	354 FAIRVIEW AVE SAN ANTONIO, TX 78223-1116	% Ownership:	100.0000000000%
		Exemptions:	

**Values**

(+) Improvement Homesite Value:	+	\$19,440	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$121,170	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$140,610	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$140,610	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$140,610	

**Taxing Jurisdiction**

Owner: CAPPELLI MICHAEL  
 % Ownership: 100.0000000000%  
 Total Value: \$140,610

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$140,610	\$140,610	\$22.08
08	SA RIVER AUTH	0.017290	\$140,610	\$140,610	\$24.31
09	ALAMO COM COLLEGE	0.149150	\$140,610	\$140,610	\$209.72
10	UNIV HEALTH SYSTEM	0.276235	\$140,610	\$140,610	\$388.41
11	BEXAR COUNTY	0.293250	\$140,610	\$140,610	\$412.34
21	CITY OF SAN ANTONIO	0.558270	\$140,610	\$140,610	\$784.98
57	SAN ANTONIO ISD	1.512600	\$140,610	\$140,610	\$2,126.87
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$140,610	\$140,610	\$0.00
SA011	San Antonio TIF #11 Inner City	0.000000	\$140,610	\$140,610	\$0.00
Total Tax Rate:		2.822495			
Taxes w/Current Exemptions:					\$3,968.71
Taxes w/o Exemptions:					\$3,968.71

**Improvement / Building**

Improvement #1: Residential State Code: A1 Living Area: 1098.0 sqft Value: \$19,440

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1930	1098.0
OP	Attached Open Porch	A - NO		1930	192.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1843	8030.00	55.00	146.00	\$121,170	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$19,440	\$121,170	0	140,610	\$0	\$140,610
2016	\$19,440	\$29,470	0	48,910	\$0	\$48,910
2015	\$17,390	\$29,470	0	46,860	\$0	\$46,860
2014	\$22,000	\$29,470	0	51,470	\$0	\$51,470
2013	\$20,520	\$29,470	0	49,990	\$0	\$49,990
2012	\$20,960	\$29,470	0	50,430	\$0	\$50,430

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		CAPPELLI, MICHAEL	4341	1592	0

**2017 data current as of May 8 2017 12:35AM.**

**2016 and prior year data current as of Apr 17 2017 8:59AM**  
**For property information, contact (210) 242-2432 or (210)**  
**224-8511 or email.**  
**For website information, contact (210) 242-2500.**

Website version: 1.2.2.22

Database last updated on: 5/8/2017 12:35 AM

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PROVIDED BY APPLICANT 7/14/17

## **Architectural Description**

The building located on 127 Lotus Avenue is a one-story house built in a simplified and humble late-Victorian style with a T-shaped plan where the main structure sits at a distance from the street. The house has a wood framing structure situated on both wood piles and brick piers. The skin that wraps the house is composed of wood overlap siding running horizontally and painted white. The plan of the house is laid out on the property in a way so that the top portions of the T-shape extrude to the back and to the front of the property. The portion of the building that extrudes to the front flanks and borders the right side of the porch.

The street face has a gable roof with raking molding on its fascia, which in conjunction with the returns on both sides form a broken pediment. There is also a rectangular gable vent aligned to the ridge centerline in the top portion of the wall and a pair of two-over-two double-hung windows aligned to the same centerline.

The porch area is covered by a low slope roof that is supported by three wooden Doric columns. On the front façade of the building, beneath the porch, there are three single pane double-hung windows. The window on the far-right side, closer to the main entrance, is a picture window, substantially wider than the other two. This window has a distinctive diamond sash pattern on the top half portion. The other front windows have a mesh screen that is almost flush with the casing and the wide trim around the windows; these screens have a geometrical sash pattern on the top half portion. There are two entrances in the porch, one facing the street and the other one adjacent to it on the flanking wall, they both have fifteen-pane glass doors.

In the east façade, the right side of the house, there are four windows distributed at equal distances from each other on which three of them are two-over-two double hung windows of identical proportions and the third one, from left to right, is a single pane double-hung window that is narrower, smaller, and placed at a higher sill height than the other three.

In the north façade, what is perceived as the back of the house, the left portion extrudes while the right is recessed, the result of the T-plan layout that is also reflected on the front of the house. In the left portion, the one that extends, there is a two-over-two double-hung window placed in the middle of the wall and an exterior door on the right side. In contrast to the front façade, the rear extension is covered by a hip roof.

In the west façade, or the left side of the house, there is an asymmetrical gable roof where the ridge centerline is closer to the front of the home. A rectangular gable vent and a two-over-two double-hung window are placed in this wall and both are center aligned to that gable ridge centerline. On the left side of the same wall, there is also a single pane double hung window which is about half the size of the other window with a higher sill height.

Overall, almost all windows in the house are double-hung and similar in size and type, with a few exceptions, but all of them are related to each other by a wide trim that runs around the window just the same way that is found around doors and gable vents.

The house is set within a residential neighborhood and the houses that are adjacent share similar qualities as they have a compatible character composed of similar materials and building forms, and have similar setbacks from the street. Together, these houses provide an atmosphere in this area.

# History of the Property

The history of the property is very closely tied to the history of the development of the D.G. & M. Addition, its annexation to the city of San Antonio, and the creation of Lotus Avenue. Owned by William F. Matthies and wife Lena Matthies, son William C. Matthies, Alfred Duerler, and his associate Charles Graebner, the properties comprising the D.G. & M. Addition were laid out, subdivided, and platted through the survey services of E.G. Graves, and notarized by August E. Huppertz and A.C. Norton on May 22<sup>nd</sup>, 1907 to be filed and recorded on May 25<sup>th</sup> and June 19<sup>th</sup> respectively.<sup>1</sup> This platting gave public right-of-way, designated as Lotus Street (later known as Lotus Avenue), setting a 40 foot width for public access between Garden Street (now known as South St Mary Street) and South Presa Street, with lots on either side.

Alfred Duerler was the son of Gustav Duerler, well known for creating the confectionary known as Duerler Manufacturing Company. Charles Graebner was an associate of Alfred Duerler, having worked, at least in 1891, as a traveling salesman for Gustav Duerler.<sup>2,3</sup> William F. Matthies, a butcher, immigrated from Germany in 1870, and married Caroline "Lena" Zuercher around 1884.<sup>4</sup> Lena, born in Texas, was the daughter of German immigrants. On January 23<sup>rd</sup>, 1884, they had a son named William C. Matthies, and on March 19<sup>th</sup>, 1886 their daughter Lillian was born. In 1891 William F. was listed in the City Directory as the proprietor of a meat market at 37 Alamo Plaza, and living at 1233 S. Presa Street.<sup>5</sup> As seen in a newspaper advertisement in April of 1906, the business became known as "Matthies & Son", co-owned by both Williams, and had relocated to 233 E. Houston Street.<sup>6</sup> On May 8<sup>th</sup>, 1907, "William C. Matthies et al." deeded two acres in New City Block 791 (which would become Lotus Avenue) to Alfred Duerler and Charles Graebner for the sum of \$3000, as reported in the San Antonio Daily Express.<sup>7</sup> In December of 1908, William C. Matthies, now 24, married Sophie Zoller, age 21.<sup>8</sup> Sophie Zoller was the daughter of Henry Zoller, a painter, and Sophia Zoller, who themselves were the Texas-born children of German immigrants. Since 1886 Henry and Sophia had lived and raised their family at 217 Madison, in the King William District, one of the prominent neighborhoods for German families.<sup>9,10</sup>

As recorded in the 1910 US Census, William F. Matthies, now 53, resided at 1503 South Presa Street (modern-day 1519 South Presa Street), where he owned a home that had been mortgage-free since around 1903.<sup>11</sup> He still owned lots 1,2,3,4, and 5 on the north side of Lotus Street, where he had a one-story dwelling facing South Presa, a wagon shed behind, and a two-story structure designated as 1503½ that ran along the northernmost property line.<sup>12</sup> Living with him were wife Lena, now 43, daughter Lillian, 23, and nephew Fred J. Matthies, age 30.<sup>13</sup> William F. Matthies was now listed as a butcher and employer, while his daughter Lillian did bookkeeping for him, and Fred J. was employed as a "Meat Cutter". William C. Matthies, along with his relatively newlywed wife Sophie, were now renting a home at 1519 South Presa Street (modern-day 1603 South Presa Street), which was designated as Lot 3 on the southern side of Lotus. The home was a T-shape, though with a rather obtuse lower portion, with a porch along the front, and faced South Presa Street.<sup>14</sup> William C. was also listed as butcher and employer, a further indication that "Wm. Matthies & Son" was co-owned by father and son.<sup>15</sup>

On August 1<sup>st</sup>, 1910, the San Antonio Daily Express reported that a number of tenants had moved to the new George Maverick Building at 240 Avenue C, including "Wm Matthies & Son", purveyor of "fine meats, fish and poultry", "Fahro & Co.", a grocer, and Fred A. Archambault, cleaner and dyer (addressed as 234 Avenue C).<sup>16</sup> As seen in the 1912 Sanborn map for this area, this building seemed

ready-made for a grocer and butcher, with a dedicated Ice Machine, Ice House, and Workroom to prepare carcasses or other products.<sup>17</sup> However, the Fish Market came up for sale in a June 1914 edition of the San Antonio Express, followed by a robbery at the meat market on December 31<sup>st</sup> of that year, with the thief taking \$93 while William F. and Fred J. were in the back room.<sup>18,19</sup> Fred J. Matthies, interestingly, had opened a store in October of 1914 just a block from the 240 Avenue C location, at 220 Avenue D (modern-day 220 North Alamo Street), and billed it as “The Original Matthies Meat Market” in San Antonio Express News advertisements.<sup>20</sup> According to his World War I draft card, Fred J. Matthies had moved away to 504 Chestnut Street and had married a Louise Anna.<sup>21</sup> “Wm Matthies & Son” seemed to face even stiffer competition when the “Grand Central Meat Market”, managed by I. Wolff, began advertising in December of 1914 as also being on Avenue C and 3<sup>rd</sup> Street. By 1915, “Grand Central Meat Market” lists 240 Avenue C as its address, and “Wm Matthies & Son” seems unable to be found.<sup>22</sup>

In 1920 William C. Matthies lived at 119 Lotus Street (modern-day 127 Lotus Avenue), with his wife Sophie and daughter Eleanor, who was age 7. According to the 1920 US Census, William C. was a butcher who was “working on [his] own account”, meaning that he was self-employed, neither paying wages to himself or to workers.<sup>23</sup> William C. also owned the home at 119 Lotus free of mortgage. William F. Matthies still resided at 1519 South Presa Street (formerly designated as 1503 South Presa Street) with his wife Lena and daughter Lillian, who unfortunately was now a widow carrying the surname Crossman.<sup>24</sup> William F. is now listed as the salaried manager of a butcher shop, and Lillian no longer professed herself as a bookkeeper. The two-story structure seen in the 1912 Sanborn map appears to be rented out, as a Melvin Faulk and his wife Edith, both 26, also lived at 1519 with their nearly 4-year old son Melvin. The elder Melvin was a chief clerk at Producer’s Refining Company, and originally hailed from Mississippi. Fred J. Matthies is listed as the owner of a meat market, and still living quite a distance from William F. and William C.<sup>25</sup> Lena Matthies passed away in 1929, at the age of 66.<sup>26</sup>

The 1930 US Census now records William F. Matthies as a widower, living with Lillian Crossman (nee Matthies), also widowed; they are 73 and 43, respectively. William F.’s property at 1519 South Presa Street, where he has lived since before 1903, is now valued at \$25,000 (the equivalent of \$366,054 in 2017) and he claims to be an employer and butcher, running a meat market.<sup>27</sup> William C. Matthies (age 47) and his family, Sophie (43) and Eleanor (18), remain living at 127 Lotus, where they have lived since some time before 1920; the property is appraised at \$6000 (\$87,853 in 2017 dollars), and William C. is again a butcher and employer.<sup>28</sup> Eleanor is single and living with her parents, has not attended school since before September 1<sup>st</sup>, 1929, and does not claim to be employed. The neighborhood developing in Lotus Street has become rather filled out and diverse; there are Hispanics who have lived in Texas for multiple generations, a Norwegian immigrant, along with his wife from Wisconsin, people from Tennessee, Oklahoma, Illinois, Missouri, Georgia, New York, and the Matthies, who were German-Texans.<sup>29</sup> The next decade hits hard for the Matthies, as Lillian Crossman (nee Matthies) dies in 1935 at 49, and William F. Matthies dies in 1939, a few months short of 82.<sup>30,31</sup>

Following William F. Matthies’s death, the property at 1519 South Presa Street falls to William C., William F.’s last remaining heir. The family moves to this property by the 1940 Census, and rents out 127 Lotus at \$18 a month (around \$314 in 2017 dollars) to an elderly couple named Adolph and Martha Wehshahn, who are 60 and 67, respectively.<sup>32</sup> 1519 South Presa Street is now appraised at a value of \$7500 (\$130,995 in 2017 dollars), a significant drop in value from 1930.<sup>33</sup> William C. is now 56, Sophie is 53, and Eleanor is 29, still single. William professes to owning a butcher shop, once again self-employed

with no staff under him; he claimed to work around 65 hours a week. A World War II Draft registration card for William C. states that his butcher shop is located at 301 Piedmont Street; Fred J Matthies' Draft Registration Card states that he worked in the Meat Department at Piggley Wiggley #19, making William C. the last independent Matthies butcher.<sup>34,35</sup> Sanborn map updates for the area encompassing Lotus Avenue were begun in 1924, but continuously updated through 1951, making it difficult to date the notable changes to both 1519 South Presa Street and 127 Lotus. The former home of William F. at 1519 South Presa Street has, by 1951, been moved west into the site, and rotated to face Lotus Street.<sup>36</sup> At some point it was clad in asbestos and by 1951 was used as an office; the two-story structure has been taken down to one story, possibly between 1930-1940, accounting for the and is listed as an auto garage and warehouse, now also clad in asbestos.<sup>37</sup> 1519's former location facing South Presa Street has a single pump filling station by 1951, with a washing bay behind; the site functioning as a gas station remains until the early 2010's. The home at 127 Lotus bears a very similar footprint to the home that William C. and Sophie rented in 1910 at 1519 South Presa Street (now 1603 South Presa Street), including the characteristic T-shape and front porch, though now sporting a rear addition that gave the home indoor plumbing.<sup>38</sup> By 1951 there is an automotive garage in the rear of 127 Lotus.

Sophie Matthies dies in 1951, at the age of 74, and William C. dies in 1952, at 78, leaving 127 Lotus to Eleanor Matthies, who by 1953 has married Michael P Cappelli and given birth to a son named Michael Anthony Bern Cappelli at the age of 40.<sup>39,40,41</sup> They continue to live in the home, with Michael P passing in 1973 and Eleanor Cappelli (nee Matthies) passing in 1995.<sup>42</sup> In 1988 the home was deeded from Eleanor to Michael A.B. Cappelli following her admittance into a nursing home.<sup>43</sup> The property has thus stayed in the Matthies family for at least 110 recorded years, with the home in the family for at least 100.

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1. *D. G. & M. Addition*, Bexar County Clerk's Office. 1907.
  2. "1891 City Directory "D"." TXGenWeb. 2016.
  3. "1891 City Directory "G"." TXGenWeb. 2016.
  4. "William F. Matthies." *1910 U.S. Census*. Pg. 21.
  5. "1891 City Directory "M"." TXGenWeb. 2016.
  6. "Matthies & Son Butchers." *The San Antonio Daily Express*. Pg. 14.
  7. "Realty and Buildings: Deeds Filed." *The San Antonio Daily Express*. Pg. 12.
  8. "Marriage Licenses." *The San Antonio Daily Express*. Pg. 12.
  9. "Sophie Zoller." *1900 U.S. Census*. Pg. 10.
  10. *The King William Area*. 1977. Pg. 78.
  11. "William F. Matthies." *1910 U.S. Census*. Pg. 21.
  12. 1912 San Antonio Sanborn Map. Volume 4, Sheet 364.
  13. "William F. Matthies." *1910 U.S. Census*. Pg. 21.
  14. 1912 San Antonio Sanborn Map. Volume 4, Sheet 364.
  15. "William C. Matthies." *1910 U.S. Census*. Pg. 21.
  16. "The Following Have Rented Stores in the New Geo. Maverick Building on Avenue C." *The San Antonio Daily Express*. Pg. 12.
  17. 1912 San Antonio Sanborn Map. Volume 2, Sheet 120.
  18. "For Sale-Fish Market [...]" *San Antonio Express*. Pg. 17.
  19. "Meat Market Robbed." *San Antonio Express*. Pg. 10.
  20. "The Original Matthies Meat Market." *San Antonio Express News*. Pg. 18.

21. "Fred John Matthies." "United States World War I Draft Registration Card." 1917.
22. "Remember the Grand Central Market." San Antonio Express. Pg. 15.
23. "William Matthies (119 Lotus St.)." *1920 U.S. Census*. Pg. 36.
24. "William Matthies (1519 South Presa St.)." *1920 U.S. Census*. Pg. 24.
25. "Fred Matthies." *1920 U.S. Census*. Pg. 2.
26. "Caroline Zuercher Matthies." Gravesite.
27. "William F. Matthies." *1930 U.S. Census*. Pg. 9.
28. "William C. Matthies." *1930 U.S. Census*. Pg. 9.
29. Ibid.
30. "Lillian L Crossman." Gravesite.
31. "William F. Matthies." Gravesite.
32. "Wm C Matthies." *1940 U.S. Census*. Pg. 28.
33. Ibid.
34. "William Charles Matthies." "United States World War II Draft Registration Card." 1942.
35. "Fred John Matthies." "United States World War II Draft Registration Card." 1942.
36. 1924-1951 San Antonio Sanborn Map. Volume 4, Sheet 364.
37. Ibid.
38. Ibid.
39. "Sophie Johanna Zoller Matthies." Gravesite.
40. "William Charles Matthies." Gravesite.
41. "Michael Anthony Bern Cappelli." U.S. Birth Certificate. July 1953.
42. "Michael P [and] Eleanor J Cappelli." Gravesite.
43. *Warranty Deed for Lot 5 of Block 1 of New City Block 3097*. Bexar County Clerk's Office. 1988.

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## **The History of William C Matthies and Lotus Avenue, condensed**

**Circa 1891-**William C. Matthies is a butcher at 37 Alamo Plaza and lives on 1233 S. Presa Street; found in 1891 City Directory

**1900-**US Census Record for Henry Zoller, along with wife Sophia, daughter Sophie (later Sophie), daughter Alaine (sp?), daughter Carrie, and son Henry. Henry and his family lived at 217 Madison, and indicated that he owned the home mortgage-free for the past 7 years. Henry was 37, Sophia 35, his daughter Sophie was 12, Alaine was 11, Carrie 9, and Henry 3. Henry and his wife Sophia were both born in Texas to parents that immigrated from Germany; they had been married 14 years at the time of the census. He worked as a painter and his three daughters were all attending school. The home at 217 Madison has become encompassed within the King William Historic District, and as such is included in the book *The King William Area: A History and Guide to the Houses*. As stated in the book, the home's first story is made of stone, while a later second story addition was constructed of wood. Henry Zoller and his family lived in the rear of the home from 1886, the year he married Sophia, onward to his death. Members of the Zoller family lived in the home until sometime around 1940.

**April 5<sup>th</sup>, 1906-** Earliest known advertisement for "Wm. Matthies & Son Pure Food Butchers", location shown to be 233 E. Houston Street; found in San Antonio Daily Express

**May 8<sup>th</sup>, 1907-**William C. Matthies deeds two acres in "new city block 791" on Garden Street (present-day South St. Mary's Street) to Alfred Duerler and Charles Graebner for the sum of \$3000

**May 22<sup>nd</sup>, 25<sup>th</sup>, and June 19<sup>th</sup>, 1907-**The properties owned by William C. Matthies (butcher, grandfather to Michael Cappelli, present 127 owner), William F. Matthies (proprietor, "Wm. Matthies & Son Pure Food Butchers") and Lena Matthies, Alfred Duerler (son of Gustave Duerler, owner of "Duerler Manufacturing Co."), and Charles Graebner (an associate of Duerler, as indicated in the 1891 City Directory) are "laid out, subdivided, and platted" as the D. G. & M. Addition, to be annexed to the City of San Antonio. Lotus Street is both named and designated as public right-of-way. Surveyed by E.G. Graves, notarized by both August E. Huppertz and A.C. Norton, Notary Publics of Bexar County. This was filed on the 25<sup>th</sup> at 5:30 PM and duly recorded on June 19<sup>th</sup> at 3:45 PM

**December 25<sup>th</sup>, 1908-** William C. Matthies and Sophie J. Zoller apply for a marriage license. This is published in the San Antonio Daily Express alongside other marriage license applicants

**April 25<sup>th</sup>-26<sup>th</sup>, 1910**-US Census Record for William F. Matthies, along with wife Lena, daughter Lillian, and nephew Fred J, as well as William C. Matthies and wife Sophie (nee Zoller). William F. has owned his home at 1503 S. Presa free of mortgage for 7 years and has been married to his wife for 26 years; they indicate to having raised two children. William F. was born in Germany while Lena was born in Texas to German immigrants. William F. is listed as a butcher and employer, with his daughter Lillian, 23, as his bookkeeper and Fred J., 30, working as a meat cutter. William C., 26, is renting a home at 1519 S. Presa and has been married to his wife Sophie, 23, for at least 1 year. Similar to William F., William C. is listed as butcher and employer, which could be interpreted as them co-owning "Wm. Matthies & Son". William C. indicates that his father was born in Germany and his mother in Texas; Sophie's parents are both from Texas

**June 13<sup>th</sup>, 1910**-Latest known date showing 233 E. Houston Street as location of "Wm. Matthies & Son" Meat Market; found in San Antonio Daily Express

**August 1<sup>st</sup>, 1910**- "Wm. Matthies & Son" move to 240 Avenue C (now Broadway), into the "New Geo. Maverick Building" (since demolished); found in San Antonio Daily Express

**Circa 1912**-Sanborn Fire Insurance Map for San Antonio, Volume 4, Sheet 364. 1503 S. Presa, known to be the residence of William F. Matthies and family, is located at the north corner of S. Presa Street and Lotus Avenue (the modern-day address is 1519 S. Presa Street). The 1-story home faces S. Presa, with a number of out-buildings on the site, including a wagon shed and a 2-story structure listed as 1503½, but no indication if it is a dwelling. 1503 S. Presa encompasses the plats 1,2,3,4, and 5, thereby encompassing modern-day 127 Lotus, wherein the wagon shed partially resides. 1519 S. Presa, known to be the home of William C. Matthies and Sophie J. Matthies (nee Zoller), is located just below the southern corner of S. Presa Street and Lotus Avenue (the modern-day address is 1903 S. Presa Street). The home is a 1-story structure and there are a few outbuildings located on the property.

**June 9<sup>th</sup>, 1914**-Fish Market at "Wm. Matthies & Son" at 240 Avenue C is listed as for sale; stated reason: leaving the city; found in San Antonio Express

**December 31<sup>st</sup>, 1914**- "Wm. Matthies & Son" at 240 Avenue C is robbed of \$93. Listed as owners are William F. Matthies and Fred J Matthies (nephew); found in San Antonio Express

**Circa 1920**-US Census Record for William [C.] Matthies, along with wife Sophie and daughter Eleanor, who live at 119 Lotus Street (presumed as currently 127 Lotus, following an address shift before or around 1940). He is 35, Sophia is 33, and Eleanor is 7. William's profession is as a butcher, at a meat market, working on his own account (in this case, "the [owner] of small establishments who do not employ helpers" (1920 Census Instructions))

**May 1<sup>st</sup>-2<sup>nd</sup>, 1940**-US Census Record for William C. Matthies, wife Sophie and daughter Eleanor. Stated address is at 1519 S. Presa, which is now next door to 127 Lotus, itself being rented out to an Adolph and Martha Wehshahn (sp?), who are 67 and 60 respectively. William Matthies is now 56, Sophie is 53, and Eleanor is 27, and still single. William Matthies is still professed as a butcher, and owning his own meat market, while Adolph, the renter, is an electrician at an auto garage.

**Circa 1942**- William C. Matthies registers for the World War II draft. He states his residence is at 1519 S. Presa Street, where he lives with Sophie J. Matthies. He is 58 years old, having been born on Jan 23, 1884 in San Antonio, Texas. William further states that he is self-employed, running a meat-market at 301 Piedmont

**1924-1951**-Sanborn Fire Insurance Map for San Antonio, Volume 4, Sheet 364. This is an update to the 1912 Sanborn Map, with the copyright renewed on 1940, and corrections made up to 1951. The property formerly designated as 1503 S. Presa Street, the home of William F. Matthies in 1910, is now designated as 1519 S. Presa Street. The home has been moved further west into the site, which still comprises plats 1,2,3, and 4, and turned to face Lotus Street to the south. The structure is labeled as an asbestos-clad office, with a washing bay and fuel filling station occupying the home's former location. The old 1519 S. Presa Street property is now designated as 1603 S. Presa Street, however all structures present in the 1912 Sanborn map are now gone. 127 Lotus Avenue, which is doubly listed with the older address of 119 Lotus, is now a separate lot from 1519 (formerly 1503) S. Presa Street, and the home located there bears a footprint similar to that of the structure formerly located at 1603 (formerly 1519) S. Presa Street. The home is a 1-story structure and there is a garage/shed in the rear of the site.