

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-448
ADDRESS: 215 LOWELL ST
LEGAL DESCRIPTION: NCB 2985 BLK 3 LOT 10
ZONING: MF-33
CITY COUNCIL DIST.: 5
APPLICANT: Michael Perez, MP2 Urban Development LLC
OWNER: MP2 Urban Development LLC
TYPE OF WORK: Historic Landmark Designation

REQUEST:

The applicant is requesting a finding of historic significance for the property located at 215 Lowell 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.
 3. **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;**
 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:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure at 215 Lowell St is a single-story Folk Victorian residence built c. 1908 by Henry Adolph Schoenfeld Sr. for his son. MP2 Urban Development LLC currently owns the property. Schoenfeld Sr., an immigrant from Saxony, Germany, moved to San Antonio in 1890 after living in Austin, “where he had been employed in the erection of the Driskill hotel and state capitol buildings.” In San Antonio, he “had been identified with the construction of many buildings, both public and private.” Schoenfeld Sr. purchased land from R. H. Hunstock in January 1907, and began construction of two identical homes on a double lot in 1908, addressed 221 and 219 Lowell St (now 217 and 215 Lowell St). The twin houses still stand at 217 and 215 Lowell St. The Folk Victorian style exemplified by the home at 215 Lowell was a popular residential building typology c. 1870-1910. The steeply-pitched hipped roof with intersecting gables and nearly pyramidal form is found in southern states, but is less common elsewhere.
- c. **SITE CONTEXT:** 215 Lowell St is located in the Roosevelt Park neighborhood of City Council District 5. It is centered on the north side of Lowell St on a block bounded to the south by Lowell St, the west by Roosevelt Ave, the north by Groveton St. The neighborhood, bounded by the San Antonio River and interstates 10 and 27 is an area known as St. Cecilia, named for the presence of St. Cecilia’s Catholic Church on W Whittier St, on the block southeast of the subject structure. The area has been identified by staff as an eligible historic district.
- d. **ARCHITECTURAL DESCRIPTION:** The bulk of the pier-and-beam house’s form is a steeply-hipped, nearly pyramidal standing-seam metal roof with a dormer centered on the south and a front-facing closed gable protruding from the southwest side. Dutch lap siding covers all elevations. The gables have decorative shake, and the front gable has lace-like brackets surrounding an attic vent in the shape of a gothic window. Character-defining features of 215 Lowell St include decorative shake in gables, a steeply-pitched hipped roof with intersecting gables, lace-like brackets in the front-facing gable, and Dutch lap siding.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built by German immigrant Henry Adolph Schoenfeld Sr., who worked on the Driskill Hotel, the Texas state capitol building, and numerous local residential and commercial projects.
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an example of a Folk Victorian residence.
 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 structure is identical to and built by the same person as 217 Lowell St, just west of 215 Lowell St. Additionally, the residence is located in an area known as St. Cecilia, identified by staff as an eligible local historic district.

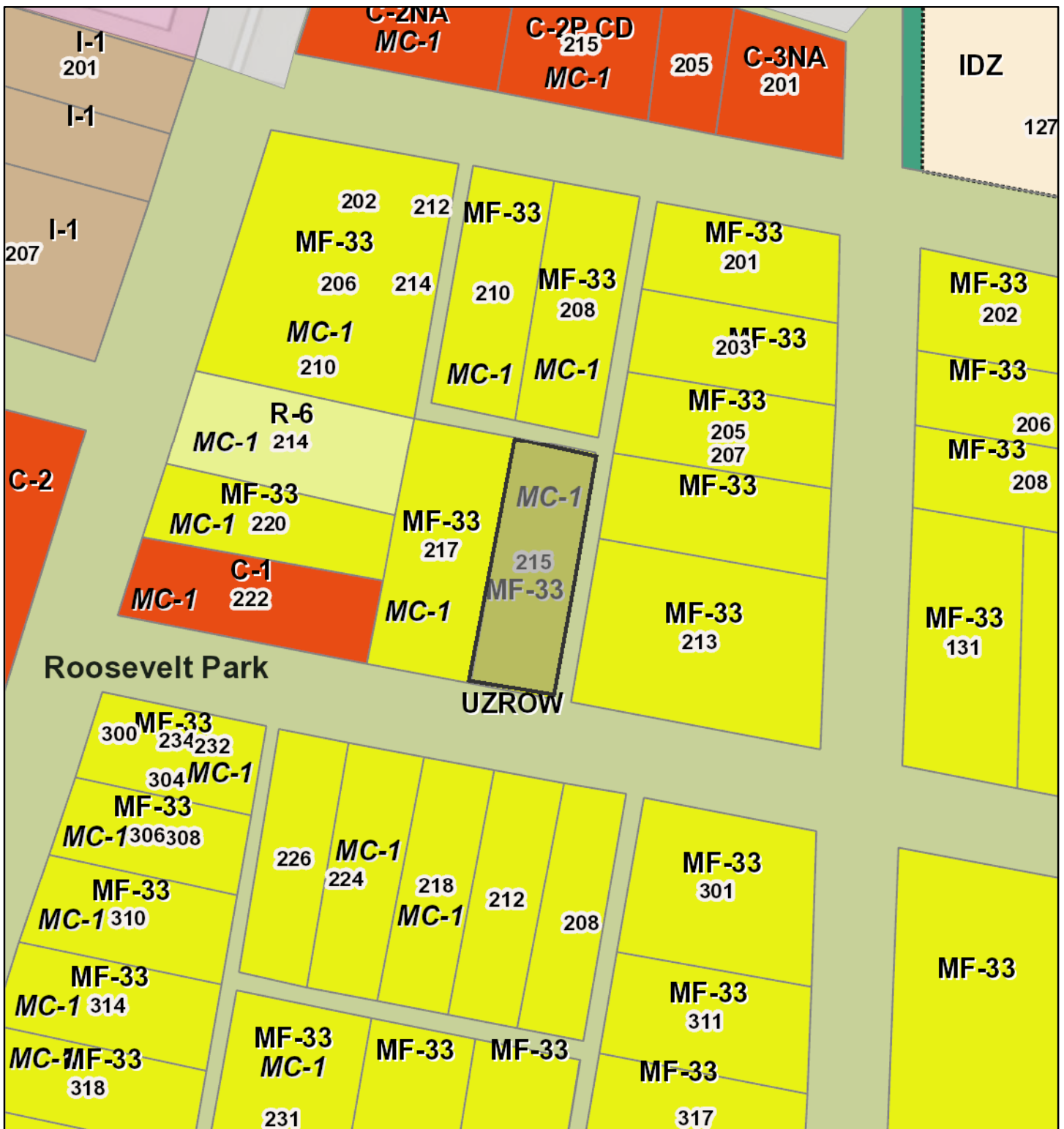
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and 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.

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 215 Lowell St to the Zoning Commission and to the City Council based on findings a through e.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



August 1, 2019

drawGraphics_poly

User drawn polygons

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

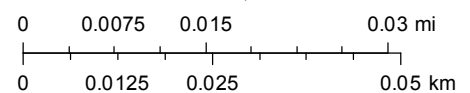
BCAD Parcels

Recorded Plats

Preliminary Plats

CoSA

1:1,000





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 215 Lowell St

1. Application Details

Applicant: Michael Perez, MP2 Urban Development LLC

Type: Application for Historic Landmark Designation

Date Received: 1 August 2019

2. Findings

The structure at 215 Lowell St is a single-story Folk Victorian residence built c. 1908 by Henry Adolph Schoenfeld Sr. for his son. MP2 Urban Development LLC currently owns the property.

Schoenfeld Sr., an immigrant from Saxony, Germany, moved to San Antonio in 1890 after living in Austin, “where he had been employed in the erection of the Driskill hotel and state capitol buildings.” In San Antonio, he was contracted for the construction of the Southwestern hospital for the insane and “had been identified with the construction of many buildings, both public and private.”¹ In 1903, he started a building trade night school where “all branches of this industry [were] taught.”²

Schoenfeld Sr. purchased land from R. H. Hunstock in January 1907.³ He began construction of two identical homes on a double lot⁴ in 1908, addressed 221 and 219 Lowell St (now 217 and 215 Lowell St), but suffered an injury when “a scaffold on which he was standing, in Lowell street, gave way and precipitated him to the ground.”⁵ Schoenfeld Sr. died a few days later at his home at 1325 Garden St.⁶ The twin houses still stand at 217 and 215 Lowell St.

The Folk Victorian style exemplified by the home at 215 Lowell was a popular residential building typology c. 1870-1910. The subject structure includes a number of characteristics associated with the style, such as an intersecting front-facing closed gable with lace-like brackets. According to a 1912 Sanborn Fire Insurance map as well as survey photos from 2017,⁷ the structure also had a porch tucked within the L formed by the gable and the bulk of the structure.⁸ The steeply-pitched hipped roof with intersecting gables and nearly pyramidal form is found in southern states, but is less common elsewhere.⁹

The neighborhood, bounded by the San Antonio River and interstates 10 and 27 is an area known as St. Cecilia, named for the presence of St. Cecilia’s Catholic Church on W Whittier St, on the block southeast of the subject structure. The area has been identified by staff as an eligible historic district.

¹ “Fall Kills Well Known Contractor.” *San Antonio Light*, Monday, 3 February 1908, p. 2.

² “Building Trade Night School” (advertisement). *San Antonio Daily Light*, Tuesday, 24 February 1903, p. 7.

³ “Week’s Real Estate Deals.” *San Antonio Daily Light*, Sunday, 13 January 1907, p. 9.

⁴ Sanborn Fire Insurance Map: San Antonio, 1912, vol. 4, sheet 365.

⁵ “Henry Schoenfeld Hurt.” *San Antonio Light*, Friday, 31 January 1908, p. 9.

⁶ “Fall Kills Well Known Contractor.” *San Antonio Light*, Monday, 3 February 1908, p. 2.

⁷ Office of Historic Preservation. Property file: 215 Lowell.

⁸ Sanborn Fire Insurance Map: San Antonio, 1912, vol. 4, sheet 365.

⁹ McAlester, Virginia. *A Field Guide to American Houses: The definitive guide to identifying and understanding America's domestic architecture*. Second Edition. Knopf, 2015, pp. 397-405.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Architectural Description

The structure at 215 Lowell St is a single-story Folk Victorian residence built c. 1908. It is located in the Roosevelt Park neighborhood of City Council District 5. It is centered on the north side of Lowell St on a block bounded to the south by Lowell St, the west by Roosevelt Ave, the north by Groveton St. The neighborhood is east of a bend in the San Antonio River, west of Interstate 37, and north of Interstate 10.

The bulk of the pier-and-beam house's form is a steeply-hipped, nearly pyramidal standing-seam metal roof with a dormer centered on the south and a front-facing closed gable protruding from the southwest side. Dutch lap siding covers all elevations. The gable has decorative shake and lace-like brackets surrounding an attic vent in the shape of a gothic window. The dormer's closed gable has decorative shake above ganged four-over-four wood windows, which are missing some of their lites. The window below the front-facing gable appears to have been replaced by a one-over-one window with a stationary transom. There are two doors on the primary elevation, one of which has a transom. There is another window with a wood screen west of the doors. A set of concrete stairs sits separate from the primary elevation, indicating where it once met a wood porch. When standing at the southwest corner of the property, one can see where the porch roof met the primary elevation.

The east elevation has two two-over-two wood windows with wood screens. The rear and north elevation has one historic wood window remaining near the east end. A small addition with a shed roof is tucked where the rear gabled end meets the main mass; the addition has clapboard siding, a small window, and a door with wood staircase. An historic window on the closed-gable end has been replaced by a smaller metal-sash window, but the dimensions of the original window are visible in the siding. The gable has decorative shake and a square attic vent. The west elevation has three two-over-two wood windows spaced evenly across the elevation.

A single-story Craftsman-style detached garage sits at the northeast corner of the lot. Though the residence had a detached single-story building on the 1912 Sanborn map,¹⁰ the present garage is in a different location on the parcel, indicating it was a later addition.

Character-defining features of 215 Lowell St include:

- Decorative shake in gables
- Steeply-pitched hipped roof with intersecting gables
- Lace-like brackets in front-facing gable
- Dutch lap siding

4. Landmark Criteria

The property meets the following criteria under UDC 35-607(b):

- **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 by German immigrant Henry Adolph Schoenfeld Sr., who worked on the Driskill Hotel, the Texas state capitol building, and numerous local residential and commercial projects.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an example of a Folk Victorian residence.

¹⁰ Sanborn Fire Insurance Map: San Antonio, 1912, vol. 4, sheet 365.



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- **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 structure is identical to and built by the same person as 217 Lowell St, just west of 215 Lowell St. Additionally, the residence is located in an area known as St. Cecilia, identified by staff as an eligible local historic district.

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 215 Lowell St meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 215 Lowell St. Further research may reveal additional significance associated with this structure.



Primary (south) façade.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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South and east façades.



Rear (north) façade. Photo submitted by applicant.

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East façade. Photo submitted by applicant.



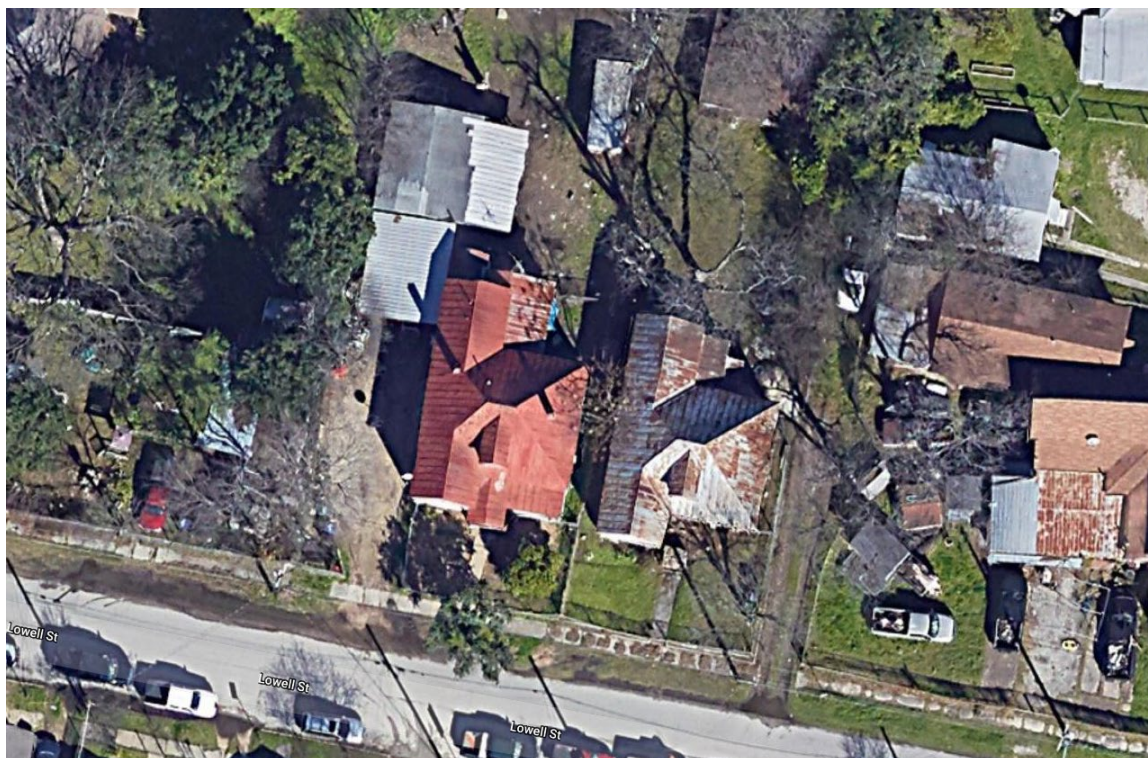
Detached garage at northeast corner of parcel.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

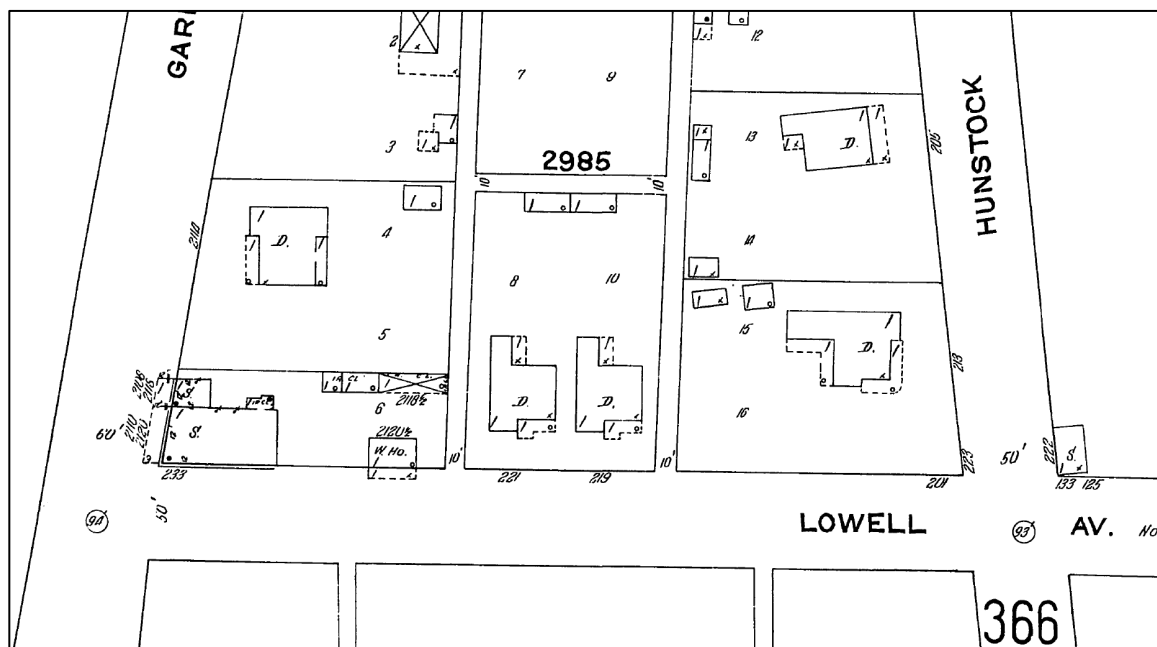
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217 and 215 Lowell St, at center, built by Henry Schoenfeld Sr. Screen grab from Google street view.



Detail of Sanborn Fire Insurance Map: San Antonio, 1912, vol. 4, sheet 36. Shows 221 and 219 Lowell St at center, now 217 and 215 Lowell St.

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Photo from a 2017 survey showing original porch.

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Bexar CAD

Property Search Results > 138719 RIVAS JOE ANTHONY for Year 2018

Tax Year: 2018

Property

Account

Property ID:	138719	Legal Description:	NCB 2985 BLK 3 LOT 10
Geographic ID:	02985-003-0100	Zoning:	MF-33
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	215 LOWELL ST SAN ANTONIO, TX 78210	Mapsc0:	616F8
Neighborhood:	DURANGO/ROOSEVELT	Map ID:	
Neighborhood CD:	57057		

Owner

Name:	RIVAS JOE ANTHONY	Owner ID:	3057871
Mailing Address:	229 COUNTY ROAD 5716 NATALIA, TX 78059-2360	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$120,720	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$77,190	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$197,910	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$197,910	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$197,910	

Taxing Jurisdiction

Owner: RIVAS JOE ANTHONY
 % Ownership: 100.0000000000%
 Total Value: \$197,910

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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06	BEXAR CO RD & FLOOD	0.023668	\$197,910	\$197,910	\$46.84
08	SA RIVER AUTH	0.018580	\$197,910	\$197,910	\$36.77
09	ALAMO COM COLLEGE	0.149150	\$197,910	\$197,910	\$295.18
10	UNIV HEALTH SYSTEM	0.276235	\$197,910	\$197,910	\$546.70
11	BEXAR COUNTY	0.277429	\$197,910	\$197,910	\$549.06
21	CITY OF SAN ANTONIO	0.558270	\$197,910	\$197,910	\$1,104.87
57	SAN ANTONIO ISD	1.562600	\$197,910	\$197,910	\$3,092.54
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$197,910	\$197,910	\$0.00
Total Tax Rate:		2.865932			
				Taxes w/Current Exemptions:	\$5,671.96
				Taxes w/o Exemptions:	\$5,671.97

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1405.0 sqft	Value: \$117,430
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1906	1288.0
OP	Attached Open Porch	A - NO		1906	168.0
LA1	Additional Living Area	A - NO		1906	117.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$2,380
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	F - NO		0	360.0

Improvement #3:	Residential	State Code:	A1	Living Area:	sqft	Value: \$910
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		0	144.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1664	7250.00	50.00	145.00	\$77,190	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$120,720	\$77,190	0	197,910	\$0	\$197,910
2017	\$60,350	\$56,550	0	116,900	\$0	\$116,900
2016	\$60,370	\$28,420	0	88,790	\$0	\$88,790
2015	\$54,070	\$28,420	0	82,490	\$0	\$82,490

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/29/2017	SWD	Special Warranty Deed	RIVAS ALICIA F	RIVAS JOE ANTHONY	18432	1427	20170060025
2	4/26/2010	WD	Warranty Deed	MARTINEZ ISIDRO L & PAULA F	RIVAS ALICIA F	14488	0526	20100090069

2019 data current as of Feb 1 2019 12:44AM.

2018 and prior year data current as of Jan 4 2019 9:30AM

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

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



Michael Perez <mike@mp2ud.com>

Owner Meeting: 215 Lowell

0 messages

Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov>

Fri, Feb 8, 2019 at 10:09 AM

To: [REDACTED] "Jenny Hay (OHP)" <Jenny.Hay@sanantonio.gov>

Mike,

Thanks for agreeing to meet with me and Jenny regarding your demolition application for 215 Lowell.

When you arrive on Wednesday, please come upstairs to second floor reception (at the top of the staircase, or the first set of doors to the right when you come off the elevator). Ask for Jessica with OHP.

If you have any questions before we meet, don't hesitate to call.

Thanks!
Jessica

\\

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

Historic Preservation Specialist | ScoutSA | City of San Antonio Office of Historic Preservation

jessica@sapreservation.com | (210) 207-7984

sapreservation.com

Michael Perez [REDACTED]

Fri, Feb 8, 2019 at 10:27 AM

To: "Jessica L. Anderson (OHP)" <Jessica.Anderson@sanantonio.gov>

Cc: "Jenny Hay (OHP)" <Jenny.Hay@sanantonio.gov>, Megan Perez [REDACTED]

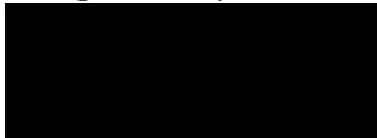
Thanks Jessica,
See you Wednesday at 3:30.

[Quoted text hidden]

--

Michael A. Perez, Managing Partner
MP2 Urban Development, LLC

Freight Gallery & Studios



Michael Perez [REDACTED]
To: "Jessica L. Anderson (OHP)" <Jessica.Anderson@sanantonio.gov>

Fri, Feb 8, 2019 at 10:28 AM

At 3pm
[Quoted text hidden]

Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov>
To: Michael Perez [REDACTED]

Fri, Feb 8, 2019 at 10:28 AM

Correct! =)

[Quoted text hidden]

[Quoted text hidden]

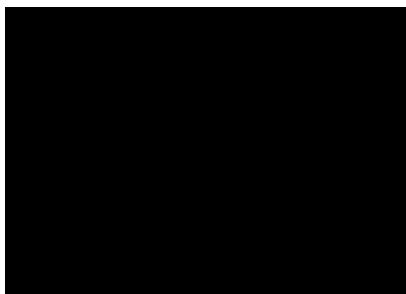
[Quoted text hidden]
[Quoted text hidden]

[REDACTED]

--

Michael A. Perez, Managing Partner
MP2 Urban Development, LLC

Freight Gallery & Studios



[REDACTED]

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**
Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information. **

Jenny Hay (OHP) <Jenny.Hay@sanantonio.gov>

Thu, Feb 14, 2019 at 10:00 AM

To: Michael Perez [REDACTED], "Jessica L. Anderson (OHP)" <Jessica.Anderson@sanantonio.gov>

Cc: Megan Perez [REDACTED]

Mike and Megan,

Thanks again for meeting with us yesterday. We discussed the potential significance of the property at 215 Lowell and reviewed next steps if you want to pursue demolition, which would include a public hearing by the Historic & Design Review Commission. We understand that you would like to withdraw your demolition request for the primary structure at this time. Can you respond to this email to confirm that this is correct? Please let us know if you have any additional questions.

jenny hay, PhD

Senior Management Analyst

City of San Antonio Office of Historic Preservation

210-207-0166

www.sapreservation.com

How are we doing? Please take our short customer service survey.

From: Michael Perez [REDACTED]

Sent: Friday, February 08, 2019 10:28 AM

To: Jessica L. Anderson (OHP)

Cc: Jenny Hay (OHP); Megan Perez

Subject: [EXTERNAL] Re: Owner Meeting: 215 Lowell

Thanks Jessica,

[Quoted text hidden]

[Quoted text hidden]

Michael Perez [REDACTED]

Thu, Feb 14, 2019 at 11:04 AM

To: "Jenny Hay (OHP)" <Jenny.Hay@sanantonio.gov>

Cc: "Jessica L. Anderson (OHP)" <Jessica.Anderson@sanantonio.gov>, Megan Perez [REDACTED]

Jenny,

Was nice meeting you as well to discuss potential historical significance of 215 Lowell. At this time we would like to withdraw the demolition request for the primary structure.

As discussed, we will request demolition of the rear cinderblock storage shed as a separate request.

Thanks.

[Quoted text hidden]











