



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

Per City Council Resolution 2019-10-17-0060R, the Office of Historic Preservation requests a change of zoning to add "HL" Historic Landmark designation to 214 Lotus. *OHP staff recommends approval.*

Case Comments:

On September 4, 2019, the Historic and Design Review Commission (HDRC) agreed with the applicant's finding of historic significance and supported the designation of the property as a local landmark. On October 17, 2019, City Council directed City Staff to move forward with landmark designation.

Case History:

December 3, 2019	Zoning Commission hearing
October 17, 2019	City Council directs City staff to initiate designation
September 4, 2019	Historic & Design Review Commission (HDRC) hearing
August 28, 2019	Second Demolitions & Designations Committee site visit
August 21, 2019	Historic & Design Review Commission referred case back to Demolitions & Designations Committee
July 24, 2019	Demolitions & Designations Committee site visit

Applicable Citations:

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

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

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

Findings of Fact:

- a. On June 10, 2019, a demolition application was submitted to the Office of Historic Preservation by Orlando Sanchez on behalf of the property owner of the structure at 214 Lotus St, located in the Lavaca neighborhood of District 1. OHP staff researched the property to determine eligibility and

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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contacted the Lavaca Neighborhood Association and other neighborhood stakeholders during the 30-day review period provided by UDC 35-455. The Lavaca Neighborhood Association responded in opposition of demolition.

- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **DEMOLITION AND DESIGNATIONS COMMITTEE AND CASE HISTORY:** The Demolition & Designation Committee (DDC) held a site visit on July 24, 2019. The request for a finding of historic significance was heard by the HDRC on August 21, 2019. The Commission referred the case back to the DDC for an additional site visit, which was held on August 28, 2019. Notes from each DDC visit are included in the case file.
- d. **HISTORIC CONTEXT:** 214 Lotus St is a single-story Queen Anne residence with rear accessory structure built in 1909 for (and likely by) Adolph J Wernette. Hector Ubaldo currently owns the property. It is located in the Lavaca neighborhood, but outside the boundaries of the Lavaca historic district and outside the boundaries of the S Presa/S St. Mary's neighborhood conservation district (NCD-1). Lotus St was established c. 1909, making the subject structure one of the first homes. The structure is located in the S Presa St/S St. Mary's neighborhood conservation district (NCD-1), south of the Lavaca historic district and southeast of the King William historic district. The neighborhood is identified by staff as an eligible local historic district. The two historic districts and the NCD cumulatively contain dozens of individual local historic landmarks. Wernette was a contractor/builder and likely built his residence. Wernette was a second-generation Alsatian American, grandson of J. B. Wernette, whose family came to central Texas under Henry Castro and settled in D'Hanis, Texas, where Adolph was born. D'Hanis was the third of Castro's settlements, established in 1847 by 27 Alsatian families and named for a manager of Castro's colonization company.
- e. **SITE CONTEXT:** 214 Lotus is a single-story Queen Anne residence with rear accessory structure built in 1909. It is located in the Lavaca neighborhood, but outside the boundaries of the Lavaca historic district and outside the boundaries of the S Presa/S St. Mary's neighborhood conservation district (NCD-1). The block on which the property sits is bounded to the north by Lotus St, the west by S Presa St, the south by Panama St, and the east by Interstate 281. The property is on the south side of Lotus St.
- f. **ARCHITECTURAL DESCRIPTION:** The house is comprised of the historic core and a number of additions. The historic core has clapboard siding and a hipped composition shingle roof with front-facing shingled gable over a bay window in a recessed porch. Round columns with newer brick bases and wood balustrades line the edge of the concrete porch. Character-defining features of 214 Lotus St include clapboard siding on the historic core, round columns on a recessed front porch, decorative surround on front door, shingled gable over bay window on historic core, and one-over-one wood windows and screens where found on the historic core.
- g. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

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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;** 214 Lotus is an example of the Queen Anne style.
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure was one of the first on Lotus St, which was established c. 1909.
 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 contributes to a greater understanding of the development of the Lavaca neighborhood. It is located in an area identified by staff as an eligible local historic district.
- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
 - i. 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.
 - j. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

ATTACHMENTS:

City Council Resolution 2019-10-17-0060R

HDRC recommendation

HDRC published exhibits



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

September 4, 2019

HDRC CASE NO: 2019-422
ADDRESS: 214 LOTUS ST
LEGAL DESCRIPTION: NCB 3036 BLK 30 LOT 4&5
APPLICANT: Office of Historic Preservation - PO BOX 839966
OWNER: Hector Ubaldo - 462 S Mason Rd #100

REQUEST:

The Office of Historic Preservation requests a Finding of Historic Significance for the property located at 214 Lotus St.

FINDINGS:

- a. On June 10, 2019, a demolition application was submitted to the Office of Historic Preservation by Orlando Sanchez on behalf of the property owner of the structure at 214 Lotus St, located in the Lavaca neighborhood of District 1. OHP staff researched the property to determine eligibility and contacted the Lavaca Neighborhood Association and other neighborhood stakeholders during the 30-day review period provided by UDC 35-455. The Lavaca Neighborhood Association responded in opposition of demolition.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **DEMOLITION AND DESIGNATIONS COMMITTEE AND CASE HISTORY:** The Demolition & Designation Committee (DDC) held a site visit on July 24, 2019. The request for a finding of historic significance was heard by the HDRC on August 21, 2019. The Commission referred the case back to the DDC for an additional site visit, which was held on August 28, 2019. Notes from each DDC visit are included in the case file.
- d. **HISTORIC CONTEXT:** 214 Lotus St is a single-story Queen Anne residence with rear accessory structure built in 1909 for (and likely by) Adolph J Wernette. Hector Ubaldo currently owns the property. It is located in the Lavaca neighborhood, but outside the boundaries of the Lavaca historic district and outside the boundaries of the S Presa/S St. Mary's neighborhood conservation district (NCD-1). Lotus St was established c. 1909, making the subject structure one of the first homes. The structure is located in the S Presa St/S St. Mary's neighborhood conservation district (NCD-1), south of the Lavaca historic district and southeast of the King William historic district. The neighborhood is identified by staff as an eligible local historic district. The two historic districts and the NCD cumulatively contain dozens of individual local historic landmarks. Wernette was a contractor/builder and likely built his residence. Wernette was a second-generation Alsatian American, grandson of J. B. Wernette, whose family came to central Texas under Henry Castro and settled in D'Hanis, Texas, where Adolph was born. D'Hanis was the third of Castro's settlements, established in 1847 by 27 Alsatian families and named for a manager of Castro's colonization company.

e. SITE CONTEXT: 214 Lotus is a single-story Queen Anne residence with rear accessory structure built in 1909. It is located in the Lavaca neighborhood, but outside the boundaries of the Lavaca historic district and outside the boundaries of the S Presa/S St. Mary's neighborhood conservation district (NCD-1). The block on which the property sits is bounded to the north by Lotus St, the west by S Presa St, the south by Panama St, and the east by Interstate 281. The property is on the south side of Lotus St.

f. ARCHITECTURAL DESCRIPTION: The house is comprised of the historic core and a number of additions. The historic core has clapboard siding and a hipped composition shingle roof with front-facing shingled gable over a bay window in a recessed porch. Round columns with newer brick bases and wood balustrades line the edge of the concrete porch. Character-defining features of 214 Lotus St include clapboard siding on the historic core, round columns on a recessed front porch, decorative surround on front door, shingled gable over bay window on historic core, and one-over-one wood windows and screens where found on the historic core.

g. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; 214 Lotus is an example of the Queen Anne style.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the structure was one of the first on Lotus St, which was established c. 1909.

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 contributes to a greater understanding of the development of the Lavaca neighborhood. It is located in an area identified by staff as an eligible local historic district.

h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

i. 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.

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

COMMISSION ACTION:

Approved as submitted.

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

Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION

September 4, 2019

HDRC CASE NO: 2019-422
ADDRESS: 214 LOTUS ST
LEGAL DESCRIPTION: NCB 3036 BLK 30 LOT 4&5
ZONING: RM-4
CITY COUNCIL DIST.: 1
APPLICANT: Office of Historic Preservation
OWNER: Hector Ubaldo
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The Office of Historic Preservation is requesting a finding of historic significance for the property located at 1622 W Huisache.

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.
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FINDINGS:

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the concrete porch. Character-defining features of 214 Lotus St include clapboard siding on the historic core, round columns on a recessed front porch, decorative surround on front door, shingled gable over bay window on historic core, and one-over-one wood windows and screens where found on the historic core.

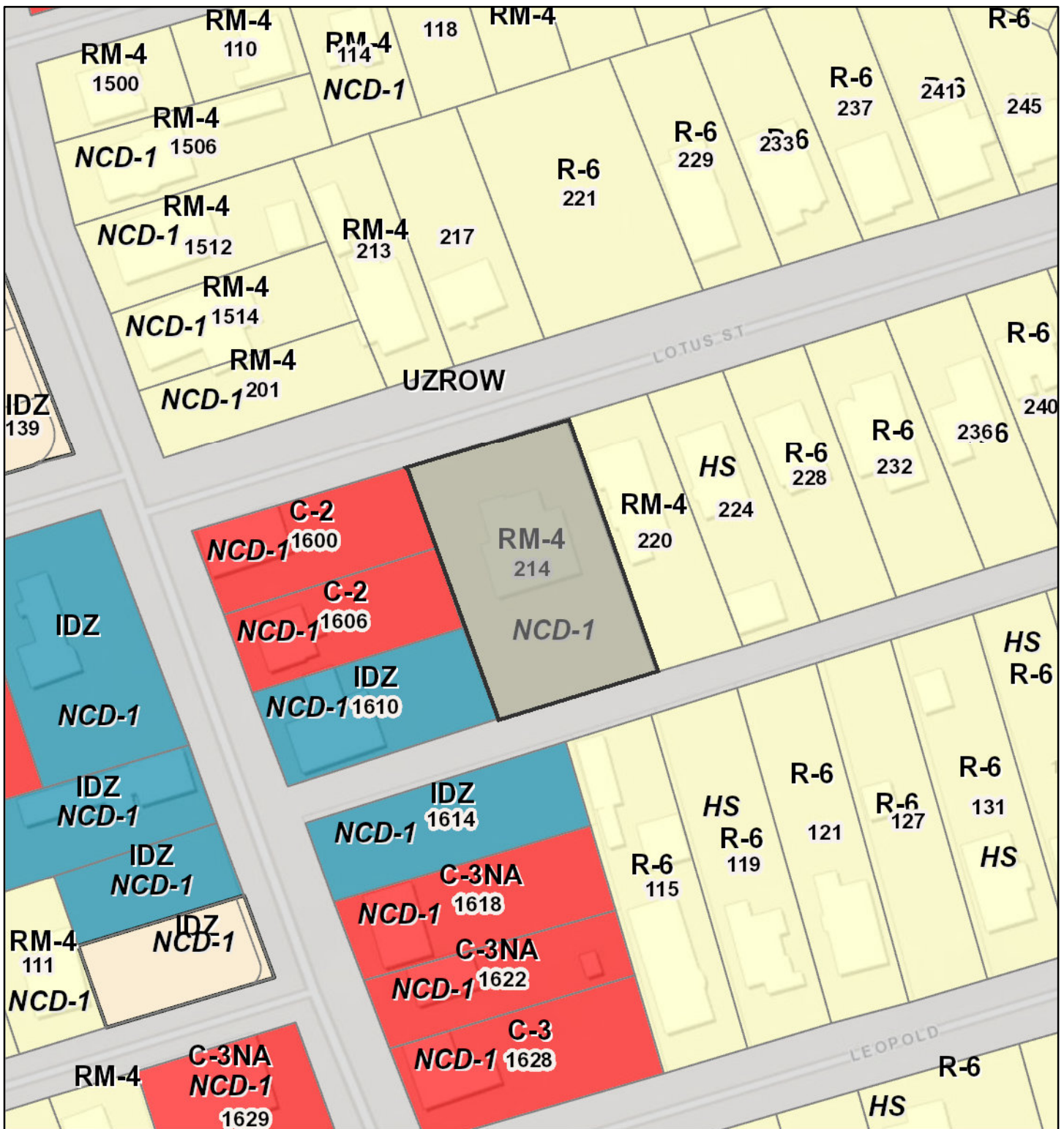
- g. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** 214 Lotus is an example of the Queen Anne style.
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure was one of the first on Lotus St, which was established c. 1909.
 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 contributes to a greater understanding of the development of the Lavaca neighborhood. It is located in an area identified by staff as an eligible local historic district.
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- i. 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.
- j. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 214 Lotus St to the Zoning Commission and to the City Council based on findings a through g.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



July 29, 2019

drawGraphics_poly



User drawn polygons

CoSA Addresses



Community Service Centers



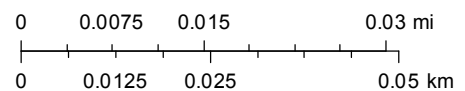
Pre-K Sites



CoSA Parcels

BCAD Parcels

1:1,000



CoSA



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 214 Lotus St

1. Application Details

Applicant: Office of Historic Preservation

Type: Finding of Historic Significance

Date Received: 22 July 2019

2. Findings

214 Lotus St is a single-story Queen Anne residence with rear accessory structure built in 1909 for (and likely by) Adolph J Wernette. Hector Ubaldo currently owns the property. It is located in the Lavaca neighborhood, but outside the boundaries of the Lavaca historic district and outside the boundaries of the S Presa/S St. Mary's neighborhood conservation district (NCD-1).

Lotus St was established c. 1909, making the subject structure one of the first homes. The structure is located in the S Presa St/S St. Mary's neighborhood conservation district (NCD-1), south of the Lavaca historic district and southeast of the King William historic district. The neighborhood is identified by staff as an eligible local historic district. The two historic districts and the NCD cumulatively contain dozens of individual local historic landmarks.

Lavaca's residential sector is one of the oldest in the San Antonio area that has survived into modern times, and many of the homes in this area are landmark structures of unique character. The district was initially partitioned into residential lots by the city in 1852 and by developers Samuel MStrick and Thomas Devine in 1854. However, no substantial development occurred there until after the beginning of a period of intense building in the King William District in the early 1870s.¹

The Lavaca neighborhood was designed primarily for working class families. Archival records indicate that the neighborhood mix during the initial development period included carpenters, stonemasons, shopkeepers, clerks, tailors, bartenders, teamsters, and butchers. Residents were mostly of Germanic heritage, but also included those of Polish, Hispanic, and African American descent. Thus, the neighborhood contains adobe and stone saltbox homes from the Spanish era and the 1850s, several styles of vernacular homes from the turn-of-the-century era, and modern bungalows as well.²

Wernette was a contractor/builder and likely built his residence. Wernette was a second-generation Alsatian American, grandson of J. B. Wernette, whose family came to central Texas under Henry Castro and settled in D'Hanis, Texas, where Adolph was born. D'Hanis was the third of Castro's settlements, established in 1847 by 27 Alsatian families and named for a manager of Castro's colonization company.³

¹ Office of Historic Preservation. Properties File, Historic Districts: Lavaca. "Lavaca National Register Historic District" (Microsoft Word document). Accessed 27 March 2019.

² "Lavaca National Register Historic District" (Microsoft Word document).

³ Odintz, Mark. "D'Hanis, TX." Texas State Historical Association: Portal to Texas History (web site). Accessed 29 July 2019.



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Sanborn maps show a rear structure in roughly the same location as the current outbuilding—this was rented over the years by various owners, but the Wernettes used it as a barn.⁴ A site visit on 24 July 2019 showed staff that the house originally had a wood porch, level with the threshold of the front door. A previous owner removed this porch and replaced it with a poured concrete slab and bricks.

3. Architectural Description

214 Lotus is a single-story Queen Anne residence with rear accessory structure built in 1909. It is located in the Lavaca neighborhood, but outside the boundaries of the Lavaca historic district and outside the boundaries of the S Presa/S St. Mary's neighborhood conservation district (NCD-1). The block on which the property sits is bounded to the north by Lotus St, the west by S Presa St, the south by Panama St, and the east by Interstate 281. The property is on the south side of Lotus St.

The house is comprised of the historic core and a number of additions. The historic core has clapboard siding and a hipped composition shingle roof with front-facing shingled gable over a bay window in a recessed porch. Round columns with newer brick bases and wood balustrades line the edge of the concrete porch. What appears to be an historic pendant lamp is found centered on the porch ceiling. The primary (north) elevation of the historic core retains its original one-over-one wood windows and wood screen frames. The front door has a decorative surround with fixed transom; the door has an oval lite, as does the single sidelight. A brick skirt has been added to this elevation to compensate for removal of a wood porch, which would have met the house at the top of the brick. One historic wood window and modified wood screen remain on the west elevation of the historic core before an addition meets the core.

When consulting a satellite view of the property, there appear to be at least four phases of additions to the historic core. Two are marked by hipped roofs; the others have flat roofs. East and rear additions are marked by the presence of either metal-sash or reused wood windows. On the east end of the primary elevation is an addition discernable due to board-and-batten siding and a pair of ganged metal-sash windows. Rear additions have clapboard siding and either metal-sash or reused wood windows. The rear entrance is a modern nine-light paneled door with boarded up sidelight. On the west side of the core on the board-and-batten clad addition, there is evidence of an infilled porch, marked by white square pilasters. The west elevation also has two doors, perhaps indicating that the structure was subdivided into apartments at some point.

The rear accessory unit is a side-gabled Craftsman-style structure with visible rafter tails and wood-frame windows. Historic cladding on the east end has been replaced with plywood. The south and west sides of the accessory structure are obscured by trees and brush. A wood carport is attached to the north side of the accessory unit.

Character-defining features of 214 Lotus include:

- Clapboard siding on the historic core
- Round columns on the recessed porch
- Decorative surround on front door
- Shingled gable over bay window on historic core
- One-over-one wood windows and screens where found on the historic core

4. Landmark Criteria

⁴ Sanborn Fire Insurance Map: San Antonio, Texas, 1912, vol. 3, sheet 259.



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The property 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;** 214 Lotus is an example of the Queen Anne style.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure was one of the first on Lotus St, which was established c. 1909.
- **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 contributes to a greater understanding of the development of the Lavaca neighborhood. It is located in an area 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 214 Lotus St meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 214 Lotus St. Further research may reveal additional significance associated with this structure.

Additions to the historic core of 214 Lotus St are considered noncontributing and may be removed.

Staff considers the rear accessory structure noncontributing to the eligible property due to loss of integrity.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Primary (north) elevation



Primary (north) and west elevations

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Rear (south) and west elevations



Rear (south) and east elevations

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Accessory structure at southwest corner of parcel



Accessory structure at southwest corner of parcel

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com

Bexar CAD

Property Search Results > 139332 UBALDO HECTOR for Year 2019

Tax Year: 2019

Property

Account

Property ID:	139332	Legal Description:	NCB 3036 BLK 30 LOT 4&5
Geographic ID:	03036-030-0040	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:	214 LOTUS AVE SAN ANTONIO, TX 78210	Mapsc0:	616F8
Neighborhood:	DURANGO/ROOSEVELT	Map ID:	
Neighborhood CD:	57057	E-File Eligible	

Owner

Name:	UBALDO HECTOR	Owner ID:	3165974
Mailing Address:	462 S MASON KATY, TX 77450	% Ownership:	100.000000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$220,830	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$176,490	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$397,320	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$397,320	
(-) HS Cap:	-	\$208,132	
(=) Assessed Value:	=	\$189,188	

Taxing Jurisdiction

Owner: UBALDO HECTOR
 % Ownership: 100.000000000000%
 Total Value: \$397,320

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$397,320	\$186,188	\$44.07		
08	SA RIVER AUTH	0.018580	\$397,320	\$184,188	\$34.22		
09	ALAMO COM COLLEGE	0.149150	\$397,320	\$189,188	\$282.17		
10	UNIV HEALTH SYSTEM	0.276235	\$397,320	\$189,188	\$522.61		
11	BEXAR COUNTY	0.277429	\$397,320	\$189,188	\$524.87		
21	CITY OF SAN ANTONIO	0.558270	\$397,320	\$184,188	\$1,028.27		
57	SAN ANTONIO ISD	1.562600	\$397,320	\$159,188	\$2,487.47		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$397,320	\$189,188	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exemptions:					\$4,923.68		
Taxes w/o Exemptions:					\$11,386.92		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	2320.0 sqft	Value: \$210,960
------------------------	-------------	-------------	----	--------------	-------------	------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1910	2320.0
OP	Attached Open Porch	A - NO		1910	320.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$7,070
------------------------	-------------	-------------	----	--------------	------	----------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		0	400.0

Improvement #3:	Residential	State Code:	A1	Living Area:	sqft	Value: \$2,800
------------------------	-------------	-------------	----	--------------	------	----------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	F - NO		0	400.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.3627	15800.00	100.00	158.00	\$176,490	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$220,830	\$176,490	0	397,320	\$208,132	\$189,188
2018	\$199,750	\$177,850	0	377,600	\$205,611	\$171,989
2017	\$138,010	\$169,380	0	307,390	\$151,036	\$156,354

2016	\$100,590	\$41,550	0	142,140	\$0	\$142,140
2015	\$90,200	\$41,400	0	131,600	\$0	\$131,600

Deed History - (Last 3 Deed Transactions)

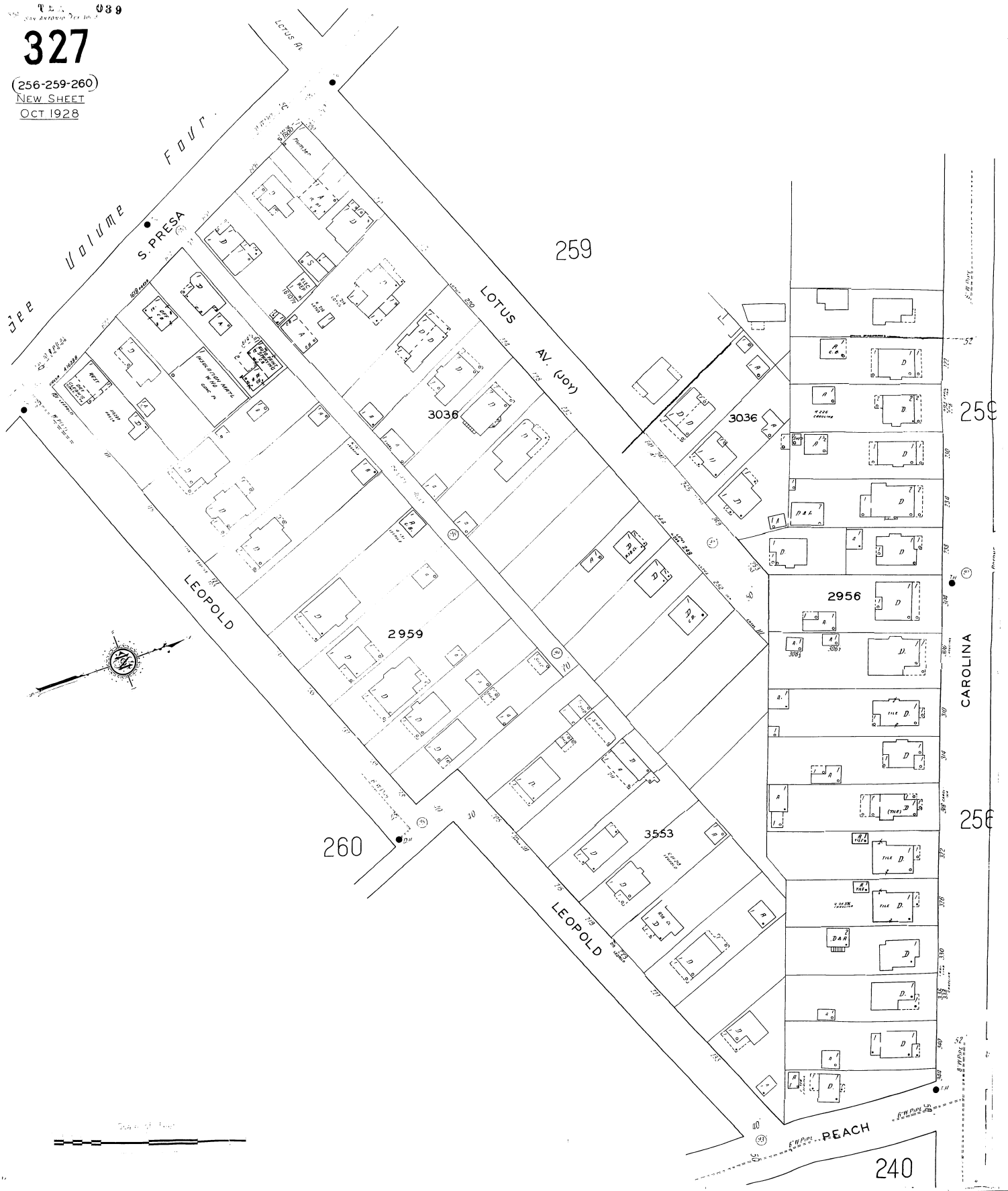
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/5/2019	GWD	General Warranty Deed	CAVAZOS RUDOLPH A &	UBALDO HECTOR			20190038970
2	2/12/1998	Deed	Deed		CAVAZOS, RUDOLPH A &	7362	0233	0

**Protest status and date information current as of Jul 29 2019
1:25AM.**

**2019 and prior year appraisal data current as of Jul 5 2019
7:09AM**

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

Historic and Design Review Commission
Demolition and Designation Committee

4:30 PM

DATE: 29 July 2019 HDRC Case# 2019-422 (landmark)

ADDRESS: 214 LOUISIANA Meeting Location: on site
PI/LAVACA NA

APPLICANT: OHP (Demo applicant/owner: Hector Ubaldo)

DDC Members present: Carpenter

Staff present: Anderson

Others present: Orlando Sanchez, Jose Gallagos

REQUEST: OHP: RRTS

COMMENTS/CONCERNS:

Carpenter: pty was for sale for some time
- concerned re additions

→ no access to inside (key didn't work)

Carp: possible to save ^{core} core? Additions to
meet owner's needs?

→ check for photos online of interior

Gallagos: interior → floors need work

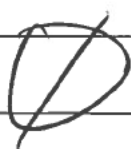
Carp: stabilization efforts?

Gallagos: orig. cedar piers

Anderson: interior front room visible

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

COMMENTS/STIPULATIONS:



Committee Chair Signature (or representative)

Date

Carp: concerned by brick along front of bay window.

DDC SITE VISIT: 214 LOTUS

24 July 2019 | 4:30 PM

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

214 Lotus is a single-story Queen Anne residence built in 1909 for (and likely by) Adolph J Wernette. Hector Ubaldo currently owns the property. It is located in the Lavaca neighborhood, but outside the boundaries of the Lavaca historic district and outside the boundaries of the S Presa/S St. Mary's neighborhood conservation district (NCD-1). Lotus Street was established c. 1909, making the subject structure one of the first homes. Wernette was a contractor/builder and likely built his residence. Sanborns show a rear structure in roughly the same location as the current outbuilding—this was rented over the years by various owners, but the Wernettes used it as a barn. Currently zoned RM-4.

Eligible 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;** 214 Lotus is an example of the Queen Anne style.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the home represents the economic and social heritage of San Antonio because it was built by a German contractor/builder. Additionally, the structure was one of the first on the Lotus street, which was established c. 1909.
- **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 contributes to a greater understanding of the development of the Lavaca neighborhood. It is located in an area identified by staff as an eligible local historic district.



Jessica L. Anderson (OHP)

From: Graciela Sanchez [REDACTED]
Sent: Wednesday, June 26, 2019 6:51 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Re: Request for demo in D1/Lavaca: 214 Lotus
Attachments: Screen Shot 2018-06-18 at 9.15.39 PM.png; IMG_2189.JPG; IMG_2169.JPG

Jessica,

This is a joke. The owners have been trying to sell it for a year now at about \$350,000. I'm not sure if they succeeded or not, but during the last two weeks, they bulldozed all the beautiful trees that surrounded this home. If the home was worthy enough to be on the market last year at such a high price, the structure itself is not in bad condition.

I live a few houses down the way at [REDACTED]. HDRC rep from District 1, lives a few homes from this structure.

I've attached a screen shot from 2018 and 2 recent photos from a couple of years ago when I noticed that they bludgeoned the trees.

Very sad.

Graciela

On 6/26/19 8:34 AM, Jessica L. Anderson (OHP) wrote:

> Good morning.
>
> The Office of Historic Preservation received a demolition application
> for the structure at 214 Lotus in the Lavaca neighborhood (outside the
> historic district) of District 1; see attached image. Our staff is
> reviewing the property and application.
>
> Let me know if you have any questions or feedback regarding this
> property and/or the demolition application. If you'd like to provide
> feedback, please do so by Wednesday, July 10.
>
> Thanks!
> Jessica
>
> \\\\
>
> Jessica L. Anderson, M.S.H.P.
>
> Historic Preservation Specialist | ScoutSA | City of San Antonio
> Office of Historic Preservation
>
> jessica@sapreservation.com <<mailto:jessica@sapreservation.com>> | (210)
> 207-7984
>
> sapreservation.com
>

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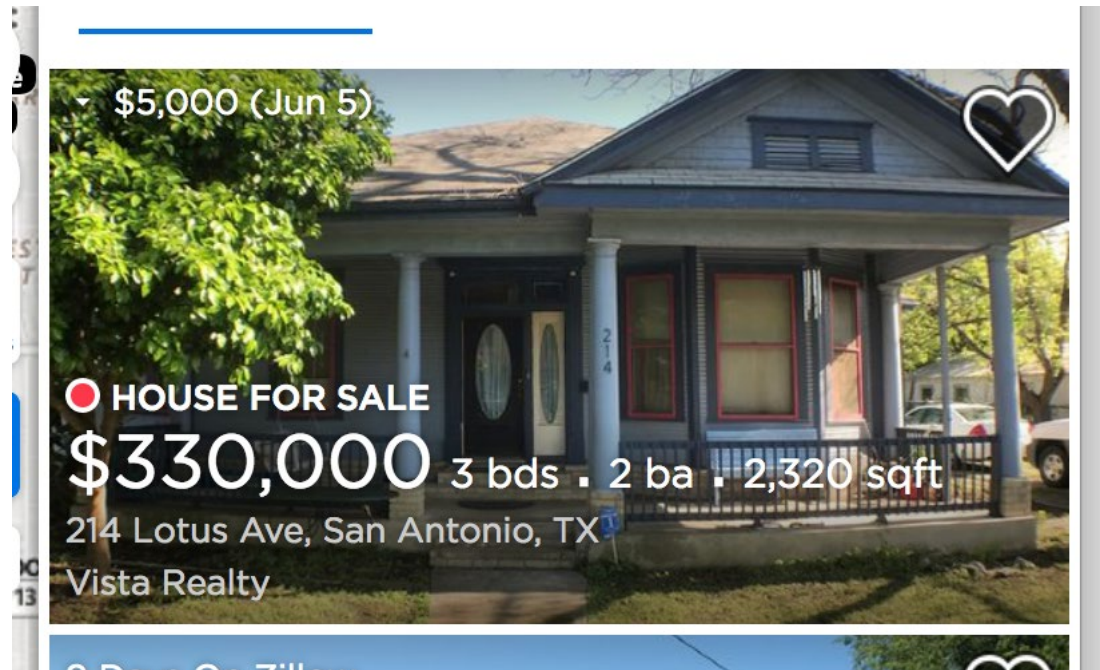
Image submitted by Graciela Sanchez re 214 Lotus



Image submitted by Graciela Sanchez re 214 Lotus



Image submitted by Graciela Sanchez re 214 Lotus



Jessica L. Anderson (OHP)

From: Lavaca Neighborhood Association [REDACTED]
Sent: Wednesday, June 26, 2019 5:07 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Re: Request for demo in D1/Lavaca: 214 Lotus

The LNA is definitely opposed to demolition. We'll write a letter to that effect and are working on other options to oppose. Are you working with the owner to discuss his needs? He likely wants to do multiple units. That is still possible with that space without tearing down the house.

Cherise Rohr-Allegrini
President
Lavaca Neighborhood Association
[REDACTED]

On Jun 26, 2019, at 8:34 AM, Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov> wrote:

Good morning.

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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

<214 Lotus Front.jpg>

Jessica L. Anderson (OHP)

From: Cherise Rohr-Allegrini [REDACTED]
Sent: Thursday, June 27, 2019 3:24 PM
To: Jessica L. Anderson (OHP)
Subject: Re: [EXTERNAL] Re: Request for demo in D1/Lavaca: 214 Lotus

A comment from one of our board who deals with these houses is that the front is classic architecture of the period and though the porch slab is new, the facade otherwise appears to be fully intact and has all original elements. The rear portion appears to be an addition (which has the slightly damaged roof), so if that portion was to be demolished it is less of a concern.

Cherise Rohr-Allegrini
President
Lavaca Neighborhood Association
[REDACTED]

On Jun 27, 2019, at 3:20 PM, Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov> wrote:

Hi, Cherise.

Thanks for your note. I'll add it to the case file.

We typically reach out to the owner/applicant after we research the property. We just took in this application and haven't yet completed our review.

Thanks,
Jessica

From: Lavaca Neighborhood Association [REDACTED]
Sent: Wednesday, June 26, 2019 5:07 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Re: Request for demo in D1/Lavaca: 214 Lotus

The LNA is definitely opposed to demolition. We'll write a letter to that effect and are working on other options to oppose. Are you working with the owner to discuss his needs? He likely wants to do multiple units. That is still possible with that space without tearing down the house.

Cherise Rohr-Allegrini
President
Lavaca Neighborhood Association
[REDACTED]

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Let me know if you have any questions or feedback regarding this property and/or the demolition application. If you'd like to provide feedback, please do so by Wednesday, July 10.

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

<214 Lotus Front.jpg>

Jessica L. Anderson (OHP)

From: Patti Zaiontz [REDACTED]
Sent: Wednesday, June 26, 2019 9:03 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Re: Request for demo in D1/Lavaca: 214 Lotus

Lotus: cute house, looks fine to me. Wonder if it's in the encroachment zone of the horde of new condos?
Sharer: not so cute, but still appears to be sturdy from the outside.

Sent from my iPhone

On Jun 26, 2019, at 8:34 AM, Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov> wrote:

Good morning.

The Office of Historic Preservation received a demolition application for the structure at 214 Lotus in the Lavaca neighborhood (outside the historic district) of District 1; see attached image. Our staff is reviewing the property and application.

Let me know if you have any questions or feedback regarding this property and/or the demolition application. If you'd like to provide feedback, please do so by Wednesday, July 10.

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

<214 Lotus Front.jpg>

Jessica L. Anderson (OHP)

From: Vincent Michael [REDACTED]
Sent: Wednesday, June 26, 2019 8:58 AM
To: Jessica L. Anderson (OHP)
Cc: Ron Bauml; Beth Standifird; Brandi Hayes; Kathy Bailey; Society Intern; sheba4us; Patti Zaiontz
Subject: [EXTERNAL] 214 Lotus and 230 Sharer

Dear Jessica:

The San Antonio Conservation Society opposes the demolition requests for 214 Lotus and 230 Sharer. 230 Sharer appears to be providing housing and appears to be in decent repair. 214 Lotus is an excellent example of a Folk Victorian cottage with many original architectural features and details, including original siding, porch, built-ins, and floors. This house contributes to its historic neighborhood and was recently purchased for \$230,000, meaning that it could easily improve its value with a sensible rehabilitation.

Vincent

Vincent L. Michael, PhD
Executive Director
San Antonio Conservation Society
[REDACTED]

www.saconservation.org – Join Now!

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Jessica L. Anderson (OHP)

From: Cherise Rohr-Allegrini <president@lavaca.net>
Sent: Thursday, August 22, 2019 4:37 PM
To: Nicholas Melde; Jessica L. Anderson (OHP)
Cc: Darryl Ohlenbusch
Subject: [EXTERNAL] Re: HDRC Case Postponed: 214 Lotus

Hi Jessica,

I saw the article in today's SAEN about the historic designation efforts. Apart from that initial call from the lawyer, I haven't heard from the owner to follow up. Is there anything more you'd like from us? We oppose demolition and support landmark designation.

-Cherise

Cherise Rohr-Allegrini
President
Lavaca Neighborhood Association
PO Box 831274
San Antonio, TX 78283
210-326-9248

On Aug 6, 2019, at 2:18 PM, Nicholas Melde <meldenick@gmail.com> wrote:

Happy to meet and discuss.

On Tue, Aug 6, 2019 at 2:14 PM Cherise Rohr-Allegrini <president@lavaca.net> wrote:
FYI.

A lawyer for the owner called to talk today about this case. I asked him what the owner's plans were and he evaded the answer. Gave me instead a sob story about how he bought it to restore it and then learned it was "just in such bad condition it can't be saved." He asked me a gazillion times if I lived in the neighborhood or knew the area, and said I couldn't possibly appreciate how bad this house is and how difficult it would be to restore it.

I explained that we had discussed it and reviewed it and would not support demolition. We went back and forth for awhile. he would like to have a conversation with you guys (I'd get Oscar's input as well) but he hasn't sent me an email yet.

Cherise

Begin forwarded message:

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

Subject: HDRC Case Postponed: 214 Lotus

Date: August 6, 2019 at 11:44:03 AM CDT

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

Good morning,

I write to share that the case for landmark designation of 214 Lotus has been postponed to Wednesday, August 21, no earlier than 4:30 PM.

If you have any questions, don't hesitate to reach out.

Best,
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

Jessica L. Anderson (OHP)

From: Cherise Rohr-Allegrini <president@lavaca.net>
Sent: Tuesday, August 27, 2019 7:52 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Re: House at 214 Lotus
Attachments: 214 Lotus story.docx

Hi Jessica,

You likely have more access to details than I do, but I put together a story of the residents of 214 Lotus from its building until the mid 1930s. Sources are [ancestry.com](https://www.ancestry.com), Bexar County Records, and other resources within [ancestry.com](https://www.ancestry.com)

I do this for houses in Lavaca from time to time to share with the neighbors. I don't think anyone in the story is of particular significance, but it gives a little life to the house. Feel free to share.

Cherise

Cherise Rohr-Allegrini
President
Lavaca Neighborhood Association
PO Box 831274
San Antonio, TX 78283
210-326-9248

On Aug 23, 2019, at 11:06 AM, Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov> wrote:

Lynn,

Thanks for forwarding. I'll add your note and attached materials to the case file.

Best,
Jessica

From: Lynn Knapik [<mailto:lynn@lynnknapik.com>]
Sent: Friday, August 23, 2019 11:04 AM
To: president@lavaca.net; Jessica L. Anderson (OHP)
Subject: [EXTERNAL] House at 214 Lotus

Attached are the listing pictures of this property. From the pictures the house appeared to be in decent condition when put on the market.

I've also attached the listing itself.

I hope this helps to document the condition of the property when it was on the market for sale.

Lynn Knapik, Broker/Owner
GRI, e-Pro, CNE, SFR
Historic Home Specialist, Downtown Specialist
Certified Probate Real Estate Specialist
Texas REALTORS Leadership Program, 2009 Graduate
Lynn Knapik Real Estate LLC
312 Pearl Parkway, #2401
San Antonio, TX 78215
Phone: 210-884-5774 Fax: 866-729-1067
Lynn@LynnKnapik.com

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Adolph Wernette was the son of a French father and Austrian mother who married in D'Hanis in 1869. Young Adolph was born in 1870 and raised in Medina County. He came to San Antonio and worked as a carpenter and builder.

In 1894, he married Marie Elfrieda Lamm, born to German immigrants on 22 October 1875. Elfrieda's family had deep connections in the area. Most of her father's eight siblings had also emigrated from Germany and settled in the Hill Country. Elfrieda had 10 siblings, who, along with many cousins, left the family farms for the city of San Antonio.

For a time, the couple lived at 415 Dakota St (Historic Gardens area near the Alamodome) where they raised three children. The youngest, Leo John, was only 5 years old when he died in 1907 in Torreon, Coahuila, Mexico.

In 1909, Adolph completed building the house at **214 Lotus Ave**. He and his wife and two older children moved in. But tranquility was not to last. On Nov 5, 1910, his wife, Elfrieda, died of a gunshot wound.

Adolph remarried in 1912 to Lucille Zimmerman. The new couple called **214 Lotus Ave** home, which they shared with his two teenaged children until later that year. Around that time, daughter Lottie married Raymond Osborne and moved to Oregon. The Osbornes eventually moved to the Dallas-Fort Worth area, where her brother, Frederick lived after marrying in 1919. The siblings maintained ownership of 415 Dakota for a time, but never moved back to San Antonio.

We're not sure what happened to Lucille, as in 1916, Adolph married his 3rd wife, Anna Elizabeth Albert (formerly Bolsetter), a widow who'd lost her only son in WWI. Adolph and Anna moved to Orange, California for a time, returning to San Antonio before 1930, where he lived until his death in 1940.

Meanwhile, the house at **214 Lotus** was rented to the Newton Amick family (picture). The 1920 census indicates 13 family members sharing the house. The census lists the house as "124 Lotus," however, based on the adjacent properties, their occupants in 1910 and 1920, this is believed to be 214 Lotus.

Marcellus H (MH) Davis, a realtor, married Ollie Mills in her hometown of Gonzales, Texas in 1903. They had three children: Marcella, Mary Virginia, and MH Jr. In 1920, they were living, along with grandfather WH Davis, on Saunders St in the Prospect Hill area. In 1924, MH and Ollie bought the house at **214 Lotus St**. for \$2000 (8% interest). Daughter Marcella Davis was a Junior at Main Ave High School in 1927 (now Fox Tech). The family lived there from 1924 until the couple divorced. In 1929, MH Davis still lived on Lotus St, but was listed as "single" while his now ex-wife and children had moved to Ashby Place.

MH Davis married his new wife, divorcee Marion Boesling Bueller in late 1929. Marion had previously lived in nearby King William on Mission St with then husband George Bueller, their

daughter, Juanita and son Ralph. But by 1930, the Buellers had divorced, and George and his daughter Juanita were living in Houston. Marion married MH Davis and lived on **Lotus St** with her son Ralph. That year, the home was valued at \$3500.

Their neighbors on Lotus St included the Wild and Bennett families. Neighbor Susan Bennett had married Herman Wild and raised their children on Lotus St, amongst their extended family.

To be continued...

Jessica L. Anderson (OHP)

From: Lynn Knapik <lynn@lynnknapik.com>
Sent: Friday, August 23, 2019 11:04 AM
To: president@lavaca.net; Jessica L. Anderson (OHP)
Subject: [EXTERNAL] House at 214 Lotus
Attachments: 214 Lotus Listing Pictures.pdf; 214 Lotus Listing.pdf

Attached are the listing pictures of this property. From the pictures the house appeared to be in decent condition when put on the market.

I've also attached the listing itself.

I hope this helps to document the condition of the property when it was on the market for sale.

Lynn Knapik, Broker/Owner
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Lynn@LynnKnapik.com

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Agent Report



Addr: 214 Lotus Ave
Status: Sold **Class:** RE
Area: 1100 **Grid:** 616F8
Int.St./Dir: See google maps
Subdivision: DURANGO/ROOSEVELT
City: San Antonio **Zip:** 78210-1624
County: Bexar **CAN#:** 030360300040
Block: 30
Legal: NCB 3036 BLK 30 LOT 4&5
Lot Size: 0.36 **Lot Dimensions:**
Sch: San Antonio **BR:** 3
I.S.D.
Elem: Call District **FBaths:** 2
Middle: Call District **Builder:** Unknown
High: Call District **Constr:** Pre-Owned

MLS #: 1301875
List Price: \$300,000
Type: SFD
AdSf: 2320
Lot: 4&5
Currently Leased:
Lease Expiration:
Year Built: 1910
HBaths: 0
Recent Rehab:

	Level		Level	Utility Suppliers
Living Room	15X15 1	Master Bedroom	14X9 1	Gas:
Dining Room	19X13 1	Master Bedroom 2	---	Electric:
Family Room	---	Master Bath	---	Garbage:
Kitchen	13X12 1	Bedroom 2	13X12 1	Water:
Breakfast	---	Bedroom 3	13X13 1	Sewer:
Utility	---	Bedroom 4	---	Other:
Entry Room	---	Bedroom 5	---	
Study/Office	---			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials**
Total Tax (W/O Exemptions): \$8,722.63 **PrTerms:** Conventional, FHA, Cash
Tax Year: 2017 **Loan Info:**
Subdivision: DURANGO/ROOSEVELT
Preferred Title Co.:

Assessments **Mand/Mult HOA:** None/N
HOA Name:
HOA Fee / Freq / Trans Fee: / /
Neighborhood Amenities: None

Owner: CAVAZOS RUDOLPH A
List Agent: Dustin Erwin, GRI 532514
List Office: Vista Realty VSTR00
Ph to Show: 2102222227 **Lockbox Type:** Combo
SC/\$: 2% **BC/\$:** 3% **Owner LREA/LREB:** No
Showing Contact: CSS **Occupancy:** Owner
Bonus: **Possession:** Closing/Funding

AgentRmrks: ATTN Agents: **Contact Co-listing agent for ALL questions- Cory Lamey 210-445-6844. 24 HOUR NOTICE required for showings!!! ** Buyers agent and buyers to verify all measurements, schools and taxes.

Remarks: Southtown/Lavaca district area living! This Historic Victorian is awaiting new owners to give it some love! Original wood floors grace this 3/2 home~ high ceilings, covered front porch, original built-ins, dramatic entry door and foyer, waterfall exterior wood panel siding, 2 living spaces, interior storage room, 4 mature Pecan trees, grapefruit tree, and more! Close to Blue Star Refinery, Riverwalk, Pioneer flour mill and easy access to major highways.

Style: One Story, Historic/Older
Ext: Siding
Fndtn: Pier & Beam
Interior: One Living Area
Inclusions: Ceiling Fans
Exterior Fea: Chain Link Fence, Storage Building/Shed, Mature Trees
Wat/Swr: City
Heating: Central
Pool/SPA: None
Lot Des:

Garage Parking: Detached
Roof: Composition
Wdw: None Remain
Additional/Other Parking:
Mst BR: DownStairs
Mst Bth: Not Applicable

Floor: Wood, Vinyl
Ht Fuel: Natural Gas
Frpl: Not Applicable
Air Cond: 3+ Window/Wall
Misc:
Lot Impv:

Accessible/Adaptive: No
Green: Features - none / Certification - none / Energy Efficiency - none

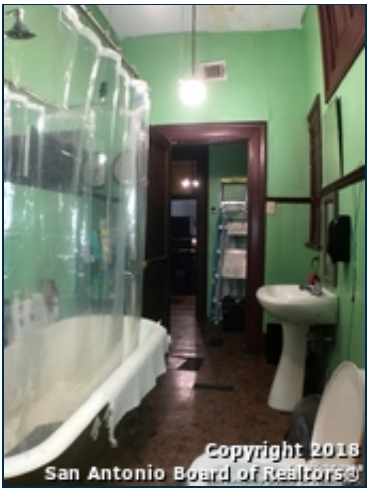
Contingent Info: **DOM/CDOM:** 336/ 336 **Sold Price:** \$230,000
Contract Date: 02/23/2019 **Sale Trms:** Cash **SQFT/Acre:**
Closing Date: 03/05/2019 **Sell Concess:** 0 **Sold Price per SQFT:** \$99.13
Sell Ofc: BHHS Penfed Realty **Selling Agent:** Sam Hall **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2019 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Lynn Knapik, CRS,E-PRO,GRI | Lynn Knapik Real Estate LLC | Cell: (210) 884-5774 | 08/23/2019 11:02 AM

MLS#: 1301875
Single Residential
214 Lotus Ave
San Antonio TX
1624





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San Antonio TX 78224

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Prepared By: Lynn Knapik, CRS,E-PRO,GRI | Lynn Knapik Real Estate LLC | Cell: (210) 884-5774 | 08/23/2019 10:58 AM



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Demolition and Designation Committee

DATE: 20 August 2019 HDRC Case# 2019-422

ADDRESS: 214 Lotus St Meeting Location: site

APPLICANT: OHP (FOHS)

DDC Members present: Gruber, Fetzer

Staff present: Jenny Hay, Jessica Anderson

Others present: Jose Gallagos (owner rep)

REQUEST: Finding of historic significance

COMMENTS/CONCERNS: Gallagos filmed site visit.

- compare footprint if existing v original/
annexes (determine additions)
- Fetzer: landmark would not preclude
removing ~~then~~ additions or new rear additions
- Fetzer: woodwork looks original/original
finish
- Gruber: wanted to be sure we were looking
at same house
- Gallagos: ^{expressed} concern about bias of commissioners

COMMITTEE RECOMMENDATION:
COMMENTS/STIPULATIONS:

APPROVE [] DISAPPROVE []



Committee Chair Signature (or representative)

Date

Quake: how to assess eligibility, significance,
not condition

Fetter: how to assess integrity

Quake: confirmed that structure shown at
HDEC is same structure.



SAN ANTONIO CONSERVATION SOCIETY

August 21, 2019

STATEMENT:

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

RE: Item B-13: 214 Lotus Street

HDRC Case No.: 2019-422

Statement of the San Antonio Conservation Society regarding the historic house at 214 Lotus Street.

Two months ago, the San Antonio Conservation Society contacted the Office of Historic Preservation regarding the home at 214 Lotus because we knew that the property had architectural significance. We also knew that the building had been marketed within the last year as an historic property in an area with a vibrant tradition of re-use and rehabilitation. The sale price appeared consistent with that of other preservation projects in the community.

The Conservation Society concurs that the home at 214 Lotus meets three of the criteria required in the Unified Development Code for designation as a historic landmark. First, it is an excellent example of a Queen Anne styled Victorian home with its clapboard siding, distinctive roofline, and decorative porch. Additions to the house do not detract from the columned front porch, large entrance, and gabled façade.

Second, the house is associated with Adolphe Wernette family, for whom it was built in 1909. The Wernettes were descended from the original Alsatian settlers of Castroville and continued to be a presence in San Antonio. Thirdly, the building provides a connection to the earliest history of this neighborhood, having helped set the standard for housing when it was constructed.

Respectfully Submitted,

SAN ANTONIO CONSERVATION SOCIETY

Patti Zaiontz, President

107 KING WILLIAM STREET ♦ SAN ANTONIO, TEXAS 78204-1312 ♦ 210/224-6163 ♦ FAX: 210/224-6168



The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, places and customs, relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited regional values.

