

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-568
ADDRESS: 118 LOTUS ST
LEGAL DESCRIPTION: NCB 3097 BLK 2 LOT 7
ZONING: RM-4, NCD-1
CITY COUNCIL DIST.: 1
APPLICANT: OFFICE OF HISTORIC PRESERVATION
OWNER: Bryan Sory, Alamo City Housebuyer Inc.
TYPE OF WORK: Recommendation for Historic Landmark Designation

REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 118 Lotus.

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.

FINDINGS:

- a. On November 4, 2020, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 118 Lotus. On December 17, 2020, City Council approved Resolution 2020-12-17-XXXXR initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation is required from the HDRC.
- b. 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.
- c. City Council has the ultimate authority to approve the historic designation zoning overlay. A recommendation from HDRC will be forwarded to City Council.
- d. 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 that the Historic and Design Review Commission recommend approval of historic landmark designation of 118 Lotus based on finding a.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



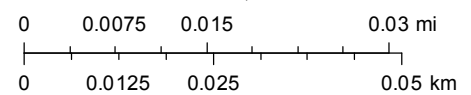
October 28, 2020

drawGraphics_poly



User drawn polygons

1:1,000



RESOLUTION **2020-12-17-0058R**

**TO INITIATE HISTORIC LANDMARK DESIGNATION FOR 118 LOTUS,
LOCATED IN CITY COUNCIL DISTRICT 1, AND TO WAIVE
APPLICATION FEES TOTALING \$842.70.**

* * * * *

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

WHEREAS, on November 4, 2020, the Historic and Design Review Commission approved the finding of Historic Significance and recommended approval to initiate the Historic Landmark designation for 118 Lotus, located in the Lavaca neighborhood and in the S Presa/S St Mary's neighborhood conservation district (NCD-1) of City Council District 1; and

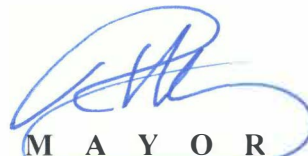
WHEREAS, City Council seeks to initiate historic landmark designation of 118 Lotus, San Antonio Texas in accordance with Texas Government Code Chapter 211 and City Code of San Antonio, Texas, Chapter 35, Unified Development Code; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. City Council hereby directs city staff to initiate historic landmark designation of the property located at 118 Lotus, San Antonio Texas 78210, and waive all related application fees, totaling \$842.70.

SECTION 2. This Resolution shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.


PASSED AND APPROVED this 17th day of December 2020.

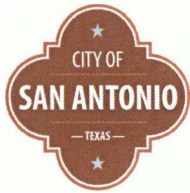

M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

December 17, 2020

Item: 29

File Number: 20-7093

Enactment Number:

2020-12-17-0058R

Resolution to initiate historic landmark designation for 118 Lotus and waive application fees totaling \$842.70. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2021 Adopted Budget. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry



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

November 4, 2020

HDRC CASE NO: 2020-469

ADDRESS: 118 LOTUS ST

LEGAL DESCRIPTION: NCB 3097 BLK 2 LOT 7

APPLICANT: Cherise Rohr-Allegrini/Lavaca Neighborhood Association - 831274 PO Box

OWNER: Bryan Sory/Alamo City Housebuyer Inc - 13423 Blanco Rd #193

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 118 Lotus for landmark designation.

FINDINGS:

- a. On September 23, 2020, a partial demolition application was submitted to the Office of Historic Preservation by the owner of the structure at 118 Lotus, located in the Lavaca neighborhood and the S Presa/S St Mary's neighborhood conservation district (NCD-1) of District 1. OHP staff notified the Lavaca Neighborhood Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455.
- b. On October 20, 2020, Cherise Rohr-Allegrini submitted a request for review of historic significance of the structure at 118 Lotus.
- c. DEMOLITION AND DESIGNATIONS COMMITTEE: The Demolition & Designation Committee (DDC) held a virtual site visit on October 14, 2020. Notes are included in the case file.
- d. HISTORIC CONTEXT: The property at 118 Lotus is a single-story Queen Anne-style resident built in 1910. It is located in the Lavaca neighborhood conservation district (NCD-1) of City Council District 1. Stillwell Group Investments LLC currently owns the property. The property first appears in the city directory in 1910 as 114 Lotus. In its first decades, the property served as working-class housing for clerks, traveling salesmen, machinists, members of the armed service, drivers, mechanics, and more. The Sanborn Fire Insurance Map for 1912 shows the property is one of four Queen Anne homes with footprints and accessory patterns mirrored across Lotus St, indicating they were built at the same time and likely by the same builder. Further research may reveal more about the relationship between the four homes. The cluster of homes, now addressed 118, 119, 122, and 123 Lotus, and along with 115 Lotus street represent the first homes built on the 100 block of Lotus. They remain intact with original footprints discernable from later noncontributing additions.
- e. SITE CONTEXT: The property at 118 Lotus is a single-story Queen Anne-style resident built in 1910. It is located in the Lavaca neighborhood of City Council District 1 and included in the S Presa/S St Mary's neighborhood conservation district (NCD-1). It is on a block bound to the north by Lotus St, east by S Presa St, south by Jacobs St, and the west by S St Mary's St. It is situated in an area equidistant from the King William, Lavaca, and Mission historic districts. There are several individual historic landmarks nearby, including five on the 1600 and 1700 blocks of S St Mary's St, just a few parcels away from the subject structure.
- f. ARCHITECTURAL DESCRIPTION: The standing-seam metal roof is pyramidal in form with intersecting gables and a flat roof over the front and rear porches. The house is clad in wood clapboard with wood trim and decorative shingles in a closed gable that projects from the northwest side of the main elevation. The main entrance with transom is located on the east side of the bay mass, tucked below a porch roof that curves around the northeast corner of the house. The projecting gable is over a bay with windows removed and boarded with plywood. Single

two-over-two wood windows are found on the north and east elevations; all other windows are removed and boarded with plywood. A cedar pier-and-beam foundation is visible where the skirt has been removed. There is a full-length wood porch on the south side of the house; the south gable is open with a vent at center. The southeast corner of the house is open, though the studs and flat roof remain. There is a detached rear flat-roofed structure with exposed rafter tails, clad in plywood. Character-defining features of 118 Lotus include the gravel ribbon driveway; standing seam metal roof; wood clapboard siding; two-over-two wood windows, where present; decorative shingles in the closed gable over bay; curved porch at northeast corner of home; and adjacency to homes at 119, 122, and 123 Lotus.

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):

1. Its value as a visible or archeological reminder of the cultural heritage of the community; The house at 118 Lotus is an intact example of the Folk Victorian cottage that typifies older neighborhoods in central San Antonio, including the Lavaca Neighborhood.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; The house at 118 Lotus, until recent unpermitted demolition, was an intact example of the Folk Victorian cottage that had not been impacted by inappropriate renovations or modifications

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; 118 Lotus is on a block of houses which are nearly all intact, with no vacant lots, and as such is a valuable component of the historical continuity and integrity of the Lavaca Neighborhood.

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. 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 agrees with the applicant that the property is eligible for local historic landmark designation and recommends that the Historic and Design Review Commission issue a Finding of Historic Significance for 118 Lotus and recommend that City Council initiate the rezoning process based on findings a through g.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 118 Lotus

1. Application Details

Applicant: Lavaca Neighborhood Association

Type: Request for Review of Historic Significance

Date Received: 20 October 2020

2. Findings

The property at 118 Lotus is a single-story Queen Anne-style resident built in 1910.¹ It is located in the Lavaca neighborhood conservation district (NCD-1) of City Council District 1. Stillwell Group Investments LLC currently owns the property.

The property first appears in the city directory in 1910 as 114 Lotus.² In its first decades, the property served as working-class housing for clerks, traveling salesmen, machinists, members of the armed service, drivers, mechanics, and more.³ The Sanborn Fire Insurance Map for 1912 shows the property is one of four Queen Anne homes with footprints and accessory patterns mirrored across Lotus St, indicating they were built at the same time and likely by the same builder.⁴ Further research may reveal more about the relationship between the four homes. The cluster of homes, now addressed 118, 119, 122, and 123 Lotus, and along with 115 Lotus street represent the first homes built on the 100 block of Lotus.⁵ They remain intact with original footprints discernable from later noncontributing additions.⁶

The structure is an example of a Queen Anne residence and maintains a number of character-defining features, such as a closed gable with decorative shingle projecting beyond cutaway windows, a partial-width and asymmetrical porch, and a roof form and pitch typical of post-1905 Queen Ann residences.⁷ Houses across the street at 119 and 123 Lotus retain their original Corinthian columns 118 Lotus lost over time.⁸ A rear addition to the property appears between 1966 and 1973 on historic aerials;⁹ this addition has been removed. Staff was unable to determine the approximate build date of the detached structure in the backyard due to tree coverage in historic aerials. It is in a different location than detached structure included on Sanborn Fire Insurance maps from 1912-1952,¹⁰ indicating it is not original to the 1910 primary structure.

3. Architectural Description

The property at 118 Lotus is a single-story Queen Anne-style resident built in 1910. It is located in the Lavaca neighborhood of City Council District 1 and included in the S Presa/S St Mary's neighborhood

¹ San Antonio City Directory, 1910, p. 645.

² Ibid.

³ San Antonio City Directory, 1912, p. 691; 1913, p. 791; 1914, p. 321; 1921, p. 252; 1926, p. 622.

⁴ Sanborn Fire Insurance Map, 1912, vol. 4, sheet 364.

⁵ Ibid; San Antonio City Directory, 1910, p.645.

⁶ Staff site visit, 14 October 2020.

⁷ McAlester, Virginia. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Knopf, 2015, p. 345.

⁸ Staff site visit, 14 October 2020.

⁹ Historic Aerials (web site). 118 Lotus, San Antonio, Texas. Accessed 13 October 2020. historicaerials.com.

¹⁰ Sanborn Fire Insurance Map, 1912, vol. 4, sheet 364; 1911-1952, vol. 4, 1912, republished 1952, sheet 364.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

conservation district (NCD-1). It is on a block bound to the north by Lotus St, east by S Presa St, south by Jacobs St, and the west by S St Mary's St. It is situated in an area equidistant from the King William, Lavaca, and Mission historic districts. There are several individual historic landmarks nearby, including five on the 1600 and 1700 blocks of S St Mary's St, just a few parcels away from the subject structure.

The property has a gravel ribbon driveway that runs along the east side of the house and has a full concrete apron. The divorced sidewalk is only a couple feet from the right-of-way and has a grass easement; a concrete path leads from the sidewalk to the front porch of the home, but has been largely demolished, as has the concrete porch that wrapped around the northeast corner of the house.

The standing-seam metal roof is pyramidal in form with intersecting gables and a flat roof over the front and rear porches. The house is clad in wood clapboard with wood trim and decorative shingles in a closed gable that projects from the northwest side of the main elevation. The main entrance with transom is located on the east side of the bay mass, tucked below a porch roof that curves around the northeast corner of the house. The porch roof is supported by one round column and pieces of lumber wedged against the fascia at the curved corner. There is a second door with wood-frame screen door and transom on the southeast end of the porch. The projecting gable is over a bay with windows removed and boarded with plywood. Single two-over-two wood windows are found on the north and east elevations; all other windows are removed and boarded with plywood. A cedar pier-and-beam foundation is visible where the skirt has been removed. There is a water-heater closet on the west elevation.

There is a full-length wood porch on the south side of the house; the south gable is open with a vent at center. The southeast corner of the house is open, though the studs and flat roof remain. Both clapboard siding and wood shiplap appear on the exterior wall under the flat roof. There is a detached rear flat-roofed structure with exposed rafter tails, clad in plywood.

Character-defining features of 118 Lotus include:

- Gravel ribbon driveway
- Standing seam metal roof
- Wood clapboard siding
- Two-over-two wood windows, where present
- Decorative shingles in the closed gable over bay
- Curved porch at northeast corner of home
- Adjacency to homes at 119, 122, and 123 Lotus

4. Landmark Criteria

The applicant found that 118 Lotus meets the following criteria under UDC Sec 35-607(b):

- **1: Its value as a visible or archeological reminder of the cultural heritage of the community;** The house at 118 Lotus is an intact example of the Folk Victorian cottage that typifies older neighborhoods in central San Antonio, including the Lavaca Neighborhood.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** The house at 118 Lotus, until recent unpermitted demolition, was an intact example of the Folk Victorian cottage that had not been impacted by inappropriate renovations or modifications.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

While the applicant suggested that the structure meets criterion 15, the supporting explanation seems to better fit under criterion 13 as follows:

- **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;** 118 Lotus is on a block of houses which are nearly all intact, with no vacant lots, and as such is a valuable component of the historical continuity and integrity of the Lavaca Neighborhood.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 118 Lotus meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 118 Lotus. Further research may reveal additional significance associated with this property.



Northeast oblique

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



Northwest oblique



East elevation

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Rear/south elevation



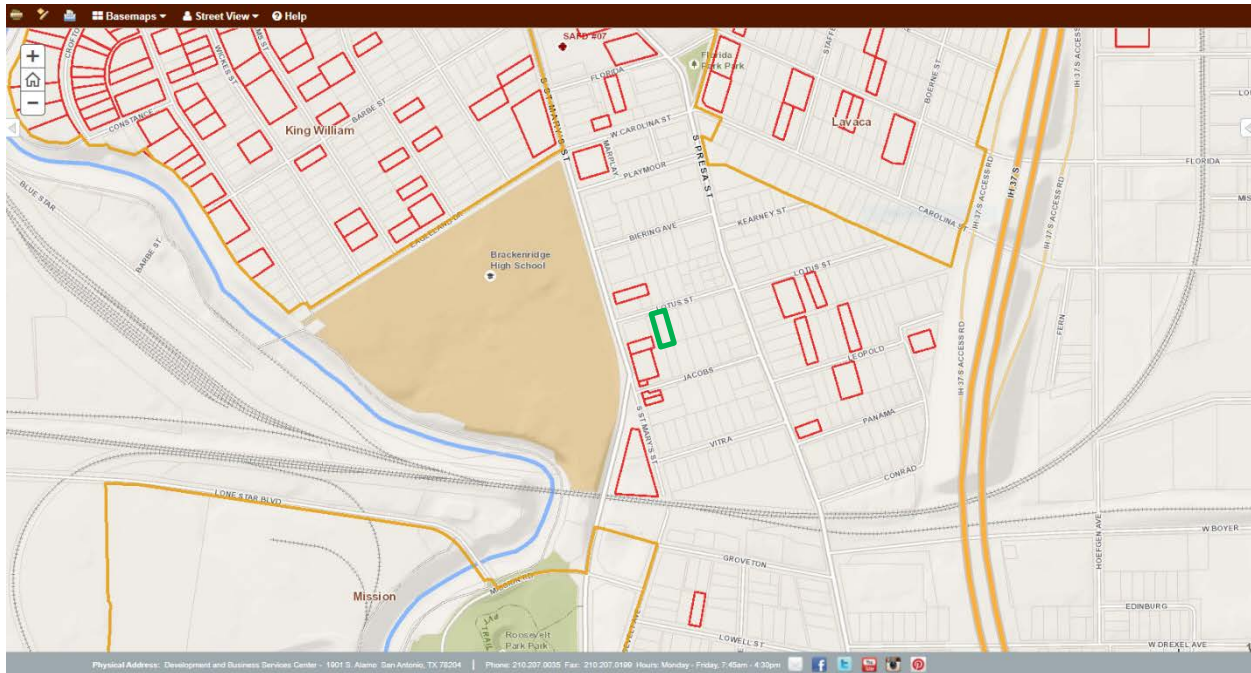
Detached shed

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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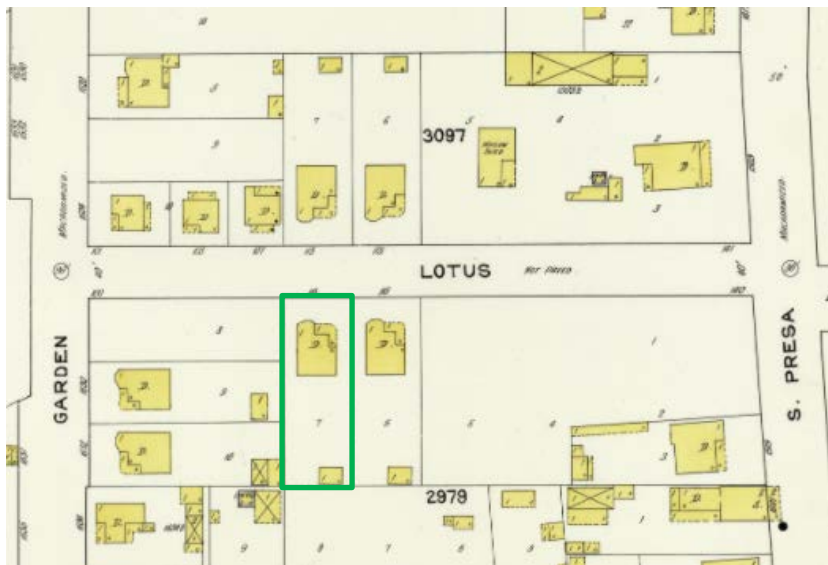


CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION



118 Lotus is outlined in green near the center of image. The red boxes indicate individual local landmarks. The orange border above and to the right of 118 Lotus is the Lavaca Historic District; above to the left is the King William Historic District; below to the left is the Mission Historic District.

Image accessed 27 October 2020, OHP Explorer Map, <https://gis.sanantonio.gov/OHP/explorer/index.html>.



Sanborn Fire Insurance Map, 1912, vol. 4, sheet 364. 118 Lotus in green.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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Bexar CAD

Property Search Results > 140614 ALAMO CITY HOUSEBUYER INC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	140614	Legal Description:	NCB 3097 BLK 2 LOT 7
Geographic ID:	03097-002-0071	Zoning:	RM-4 NCD-1
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	118 LOTUS AVE SAN ANTONIO, TX 78210	Mapsco:	616F8
Neighborhood:	DURANGO/ROOSEVELT	Map ID:	
Neighborhood CD:	57057		

Owner

Name:	ALAMO CITY HOUSEBUYER INC	Owner ID:	3107639
Mailing Address:	13423 BLANCO RD # 193 SAN ANTONIO, TX 78216-2187	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$30,480	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$174,810	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$205,290	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$205,290	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$205,290	

Taxing Jurisdiction

Owner: ALAMO CITY HOUSEBUYER INC

% Ownership: 100.000000000000%

Total Value: \$205,290

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$205,290	\$205,290	\$48.58		
08	SA RIVER AUTH	0.018580	\$205,290	\$205,290	\$38.14		
09	ALAMO COM COLLEGE	0.149150	\$205,290	\$205,290	\$306.19		
10	UNIV HEALTH SYSTEM	0.276235	\$205,290	\$205,290	\$567.08		
11	BEXAR COUNTY	0.277429	\$205,290	\$205,290	\$569.54		
21	CITY OF SAN ANTONIO	0.558270	\$205,290	\$205,290	\$1,146.07		
57	SAN ANTONIO ISD	1.502300	\$205,290	\$205,290	\$3,084.07		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$205,290	\$205,290	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$205,290	\$205,290	\$0.00		
Total Tax Rate:		2.805632					
					Taxes w/Current Exemptions:	\$5,759.67	
					Taxes w/o Exemptions:	\$5,759.67	

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1062.0 sqft	Value: \$30,480
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1910	1062.0
ENC	Enclosure	A - NO		1910	300.0
OP	Attached Open Porch	A - NO		1910	35.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1743	7592.00	52.00	146.00	\$174,810	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$30,480	\$174,810	0	205,290	\$0	\$205,290
2019	\$32,320	\$121,620	0	153,940	\$0	\$153,940
2018	\$29,190	\$122,600	0	151,790	\$0	\$151,790
2017	\$20,170	\$116,770	0	136,940	\$0	\$136,940

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/29/2020	WD	Warranty Deed	ALAMO CITY HOUSEBUYER INC	STILLWELL GROUP INVESTMENTS LLC			20200115863
2	4/10/2020	WD	Warranty Deed	SANDERS ANTHONY O &	ALAMO CITY HOUSEBUYER			20200077140

				SANDERS RODERICK D & SANDERS SHAWN O	INC			
3	6/13/2017	Deed	Deed	SANDERS MARY ANN	SANDERS ANTHONY O & SANDERS RODERICK D & SANDERS SHAWN O	18605	222	20170128438

2021 data current as of Jan 11 2021 1:27AM.

2020 and prior year data current as of Jan 8 2021 5:27PM

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

9 November 2020

Bryan D. Sory
Stillwell Group Investments LLC
926 Lamar
San Antonio, Texas 78202
bdsory@stillwell.group

RE: Eligibility for Historic Designation for 118 Lotus

Mr. Sory,

Your property at 118 Lotus has been identified by Historic and Design Review Commission as a significant historic structure and is eligible for local landmark designation. Local landmarks are properties that are recognized by the City of San Antonio for their architectural, historical, and/or cultural significance. By designating your property as a landmark, you will become eligible for historic tax incentives and will continue your stewardship of the significant historic property you own.

The Historic and Design Review Commission recommended a Finding of Historic Significance for this property to the City Council at their public meeting on November 4, 2020.

The property at 118 Lotus is a single-story Queen Anne-style resident built in 1910, located in the Lavaca neighborhood conservation district (NCD-1) of City Council District 1. Stillwell Group Investments LLC currently owns the property. The property first appears in the city directory in 1910 as 114 Lotus. In its first decades, the property served as working-class housing for clerks, traveling salesmen, machinists, members of the armed service, drivers, mechanics, and more. The Sanborn Fire Insurance Map for 1912 shows the property is one of four Queen Anne homes with footprints and accessory patterns mirrored across Lotus St, indicating they were built at the same time and likely by the same builder. Further research may reveal more about the relationship between the four homes. The cluster of homes, now addressed 118, 119, 122, and 123 Lotus, and along with 115 Lotus street represent the first homes built on the 100 block of Lotus. They remain intact with original footprints discernable from later noncontributing additions. While research on the significance of each element is ongoing, this property meets landmark criteria 1, 5, and 13, as defined in the Unified Development Code (Section 35-607).

The City of San Antonio seeks to protect properties determined to be eligible for historic designation by providing temporary safeguards as soon as a determination of eligibility is made by the Historic Preservation Officer. Per UDC Section 35-453, this letter serves as official notice of eligibility, and thus the property is subject to interim design controls as defined in the UDC for the lesser of 180 days of this notification or action by City Council. During this period, if you wish to perform any work on the exterior of this property, written approval from the Office of Historic Preservation is required.

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

The next step is for City Council to consider whether to initiate landmark designation. The landmark designation process is defined by UDC Section 35-606 and requires a hearing by the Historic and Design Review Commission, the Zoning Commission, and City Council. Local landmarks receive an “H” zoning overlay and all exterior changes are subject to design review per the Historic Design Guidelines. The City of San Antonio offers a Substantial Rehabilitation Tax Incentive for work completed on local landmarks. OHP periodically offers rehabilitation for historic properties through programs such as S.T.A.R. and Rehabarama; visit our website at www.sapreservation.com or call our office at (210) 207-0035 to learn more.

OHP staff will help you navigate this process. Please reach out to case manager Jessica Anderson, jessica.anderson@sanantonio.gov or (210) 207-7984, if you have any questions about this notice or the case. We look forward to working with you to preserve this important cultural resource.

Sincerely,

A handwritten signature in black ink, reading "Shanon Shea Miller".

Shanon Shea Miller
Director and Historic Preservation Officer
Office of Historic Preservation



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DDC SITE VISIT: 118 LOTUS

14 October 2020 | Site visit at 3:30 PM, call at 5:30 PM

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

The property at 118 Lotus is a single-story Queen Anne-style resident built in 1910. It is located in the Lavaca neighborhood conservation district (NCD-1) of City Council District 1. Stillwell Group Investments LLC currently owns the property.

The property first appears in the city directory in 1910 as 114 Lotus. In its first decades, the property served as working-class housing for clerks, traveling salesmen, machinists, members of the armed service, drivers, mechanics, and more. The Sanborn Fire Insurance Map for 1912 shows the property is one of four Queen Anne homes with footprints and accessory patterns mirrored across Lotus St, indicating they were built at the same time and likely by the same builder. Research is ongoing to more clearly establish this relationship. The cluster of homes, now addressed 118, 119, 122, and 123 Lotus, and along with 115 Lotus street represent the first homes built on the 100 block of Lotus. They remain intact with original footprints easily discernable from later noncontributing additions.

The rear addition to the property appears between 1966 and 1973 on historic aerials; staff was unable to determine the approximate build date of the detached structure in the backyard due to tree coverage in historic aerials. It is in a different location than detached structure included on Sanborns from 1912-1952, indicating it is not original to the 1910 primary structure.

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

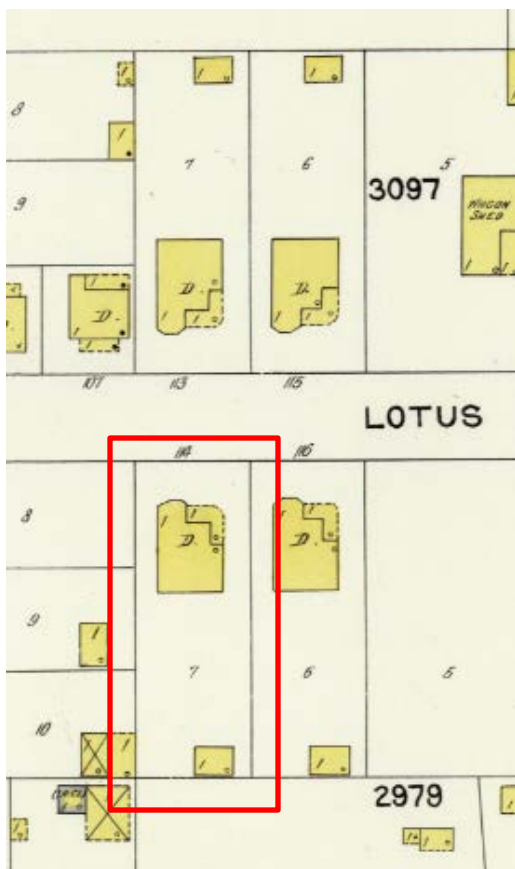
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the structure is an example of a Queen Anne residence and maintains a number of character-defining features such as a closed gable with decorative shingle projecting beyond cutaway windows, a partial-width and asymmetrical porch, and a roof form and pitch typical of post-1905 Queen Ann residences.
- **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 one of four houses built at the same time and likely by the same builder, with footprints mirrored in pairs across Lotus St. It also contributes to a neighborhood staff finds eligible for local historic district designation.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Primary elevation



Sanborn Fire Insurance Map, 1912 (vol 4, sheet 364)

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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Materials Submitted by Applicant



LAVACA NEIGHBORHOOD ASSOCIATION

Proudly Serving San Antonio's Oldest Residential Neighborhood

P.O. Box 831274 | SAN ANTONIO, TEXAS, 78283

PRESIDENT@LAVACA.NET | WWW.LAVACA.NET

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Planning

Nick Melde

Parking & Public Safety

Billy Lawrence

Southtown Business

Owner

Billy Lambert

At-Large Member

Nataly Jennings

20 October 2020

Office of Historic Preservation

City of San Antonio

1901 S. Alamo Street

San Antonio, TX 78204

To Whom It May Concern:

The Lavaca Neighborhood Association respectfully requests that the house at 118 Lotus Street be reviewed for Historic Significance. Per the City's Unified Development Code Section 35-607, the house merits consideration of Historic Significance status based on the following criteria:

1. Its value as a visible or archeological reminder of the cultural heritage of the community.
The house at 118 Lotus is an intact example of the Folk Victorian cottage that typifies older neighborhoods in central San Antonio, including the Lavaca Neighborhood.
5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
The house at 118 Lotus, until recent unpermitted demolition, was an intact example of the Folk Victorian cottage that had not been impacted by inappropriate renovations or modifications.
15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.
118 Lotus is on a block of houses which are nearly all intact, with no vacant lots, and as such is a valuable component of the historical continuity and integrity of the Lavaca Neighborhood.

Thank you for your consideration of the Historic Significance of 118 Lotus. Please let us know if we can be of assistance during this process.

Sincerely,

A handwritten signature in black ink, appearing to read "Darryl Ohlenbusch", written over a horizontal line.

Darryl Ohlenbusch AIA

Board Member, Lavaca Neighborhood Association

Property Search Results > 140614 ALAMO CITY HOUSEBUYER INC for Year 2020

Tax Year: 2020 [New Search](#)

[Details](#) | [Map](#)

Click on a title bar to expand or collapse the information.

[Collapse All](#)

▼ Property

Account			
Property ID:	140614	Legal Description:	NCB 3097 BLK 2 LOT 7
Geographic ID:	03097-002-0071	Zoning:	RM-4 NCD-1
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	118 LOTUS AVE SAN ANTONIO, TX 78210	Mapsco:	616F8
Neighborhood:	DURANGO/ROOSEVELT	Map ID:	
Neighborhood CD:	57057		
Owner			
Name:	ALAMO CITY HOUSEBUYER INC	Owner ID:	3107639
Mailing Address:	13423 BLANCO RD # 193 SAN ANTONIO, TX 78216-2187	% Ownership:	100.0000000000%
		Exemptions:	

▼ Values

[View Notice of Appraised Value](#)

(+) Improvement Homesite Value:	+	\$30,480	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$174,810	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$205,290	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$205,290	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$205,290	

▼ Taxing Jurisdiction

Owner: ALAMO CITY HOUSEBUYER INC
% Ownership: 100.0000000000%
Total Value: \$205,290

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$205,290	\$205,290	\$48.58		
08	SA RIVER AUTH	0.018580	\$205,290	\$205,290	\$38.14		
09	ALAMO COM COLLEGE	0.149150	\$205,290	\$205,290	\$306.19		
10	UNIV HEALTH SYSTEM	0.276235	\$205,290	\$205,290	\$567.08		
11	BEXAR COUNTY	0.277429	\$205,290	\$205,290	\$569.54		
21	CITY OF SAN ANTONIO	0.558270	\$205,290	\$205,290	\$1,146.07		
57	SAN ANTONIO ISD	1.502300	\$205,290	\$205,290	\$3,084.07		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$205,290	\$205,290	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$205,290	\$205,290	\$0.00		
Total Tax Rate:		2.805632					
Taxes w/Current Exemptions:					\$5,759.67		
Taxes w/o Exemptions:					\$5,759.68		

▼ Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1062.0 sqft	Value: \$30,480
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
→ LA	Living Area	A - WS		1910	1062.0	
→ ENC	Enclosure	A - NO		1910	300.0	
→ OP	Attached Open Porch	A - NO		1910	35.0	

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1743	7592.00	52.00	146.00	\$174,810	\$0

▼ Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$30,480	\$174,810	0	205,290	\$0	\$205,290
2019	\$32,320	\$121,620	0	153,940	\$0	\$153,940
2018	\$29,190	\$122,600	0	151,790	\$0	\$151,790
2017	\$20,170	\$116,770	0	136,940	\$0	\$136,940

▼ Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/29/2020	WD	Warranty Deed	ALAMO CITY HOUSEBUYER INC	STILLWELL GROUP INVESTMENTS LLC			20200115863
2	4/10/2020	WD	Warranty Deed	SANDERS ANTHONY O & SANDERS RODERICK D & SANDERS SHAWN O	ALAMO CITY HOUSEBUYER INC			20200077140
3	6/13/2017	Deed	Deed	SANDERS MARY ANN	SANDERS ANTHONY O & SANDERS RODERICK D & SANDERS SHAWN O	18605	222	20170128438

2021 data current as of Oct 20 2020 1:37AM.
2020 and prior year data current as of Oct 9 2020 7:21AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.