HISTORIC AND DESIGN REVIEW COMMISSION
May 5. 2021

HDRC CASE NO:	2021-211
ADDRESS:	135 LEOPOLD
LEGAL DESCRIPTION:	NCB 2959 BLK 1 LOT 10 NCB 3553 BLK 1 LOT W TRI 35 FT OF A
ZONING:	R-6
CITY COUNCIL DIST.:	1
APPLICANT:	James Mark Shannon
OWNER:	James Mark Shannon
TYPE OF WORK:	Historic landmark designation

REQUEST:
The applicant is requesting a finding of historic significance for the property located at 135 Leopold St.

APPLICABLE CITATIONS:
Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

a. **Authority**. Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.

b. **Designation of Historic Landmarks**.
   1. **Initiation**. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
   2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in section 35-421 of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance

designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

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

a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
b. Criteria for Evaluation.
   5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
   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:

a. The request for landmark designation was initiated by the property owner.
b. HISTORIC CONTEXT: The property at 135 Leopold includes a single-story free classic Queen Anne residence built in 1908 by Louis Loessberg for Albert and Emma Merklen with three rear accessory buildings. It is located in the Lavaca neighborhood of City Council District 1. James Mark Shannon currently owns the property. Albert and Emma Merklen purchased Lot 10 in 1908 from Emil Scherrer, whose late father Leopold Scherrer is the namesake of this street. In September 1908, the Merklens contracted Louis Loessberg to build their home. The house was built in the free classic Queen Anne style, popular in the U.S. from 1880 to 1910. Typical features of this style found on the subject structure include a pyramidal roof with lower intersecting gables, classic (round) columns, decorative leaded glass windows found on the gable and in the front door. The Merklens added to the house by 1931. The Merklen Family retained ownership of the property through three generations, until 1996, when it was sold the home to the current owner. The rear accessory structure dates to between 1952 and 1963; the garage was added by 1931. The shed-roofed screened-in porch at the north edge of the parcel was built by the current owner.
c. SITE CONTEXT: The structure is located on the north side of Leopold St, on a block bounded to the south by Leopold St, the west by S Presa St, the north by Lotus Ave, and the west by Panama Ave and N. U.S. Hwy 281. the property is located in an area bordered by three local historic districts (Lavaca to the north, King William to the northwest, and Mission to the southwest) and in a neighborhood that contains multiple individual landmarks. Nearby individual landmarks include 115 Leopold, 122 Leopold, 131 Leopold, 214 Lotus, and 224 Lotus. The parcel has a divorced concrete sidewalk with xeriscaped easement, and a concrete sidewalk leading from the street to the front porch. A wood picket fence about three feet tall encloses the front yard, which has tall wood gates under a pergola at the center. The concrete path and steps to the front porch are clad in stone. The rear garage is accessed via an alley that runs along the north side of the parcel. The backyard is enclosed using a combination of live bamboo, wood and bamboo fencing, corrugated steel, and mesquite. Much of the backyard is covered in grass, with the north end paved in decomposed stone.
d. ARCHITECTURAL DESCRIPTION: The house has a standing-seam metal pyramidal roof with intersecting wings and a separate shed roof over the wood front porch. There are dormers on the north and south sides of the pyramidal roof. The porch is supported by classic columns with a short balustrade. The house is clad in wood siding, with decorative shingles in the north and east gables and on the dormers; the skirt is clad in stucco. The primary entrance is a 15-lite wood door with a transom. The gable on the primary elevation has a wood sash window with leaded glass upper lite over a single-lite sash. Other windows are two-over-two with wood sashes. There north elevation has a door at center flanked by two-over-two wood windows under a cantilevered roof. There is a wood casement window west of the cantilevered roof. The rear concrete porch and path leading to rear accessory structures are clad in stone. The southernmost accessory structure has a saltbox form, standing seam metal roof, sliding barn doors, and is clad in cedar shingles. The end-gabled garage, also clad in shingles, and has a standing-seam metal roof and opens to the north. Both structures have exposed rafter tails. The shed-roof

screened-in porch at the north end of the lot is wood framed. Character defining features of 135 Leopold include the pyramidal roof with dormers, wood front porch with classic columns and short balustrade under a separate shed roof, decorative shingles in the north and east gables, decorative shingles on dormers, leaded-glass windows and doors (where present), two-over-two wood windows (where present), wood casement window on north elevation, and the end-gabled garage with exposed rafter tails.

e. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
    5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the house is an example of a free classic Queen Anne residence, a style popular in the U.S. from 1880 to 1910.
    8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house is an example of a multigenerational home, built for Albert and Emma Merklen passed down two subsequent generations of the Merklen Family.
    13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is located in an area bordered by three local historic districts (Lavaca to the north, King William to the northwest, and Mission to the southwest) and in a neighborhood that contains multiple individual landmarks. Staff has identified this area as an eligible local historic district; should this part of the Lavaca neighborhood choose to designate, the house would be considered contributing.

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

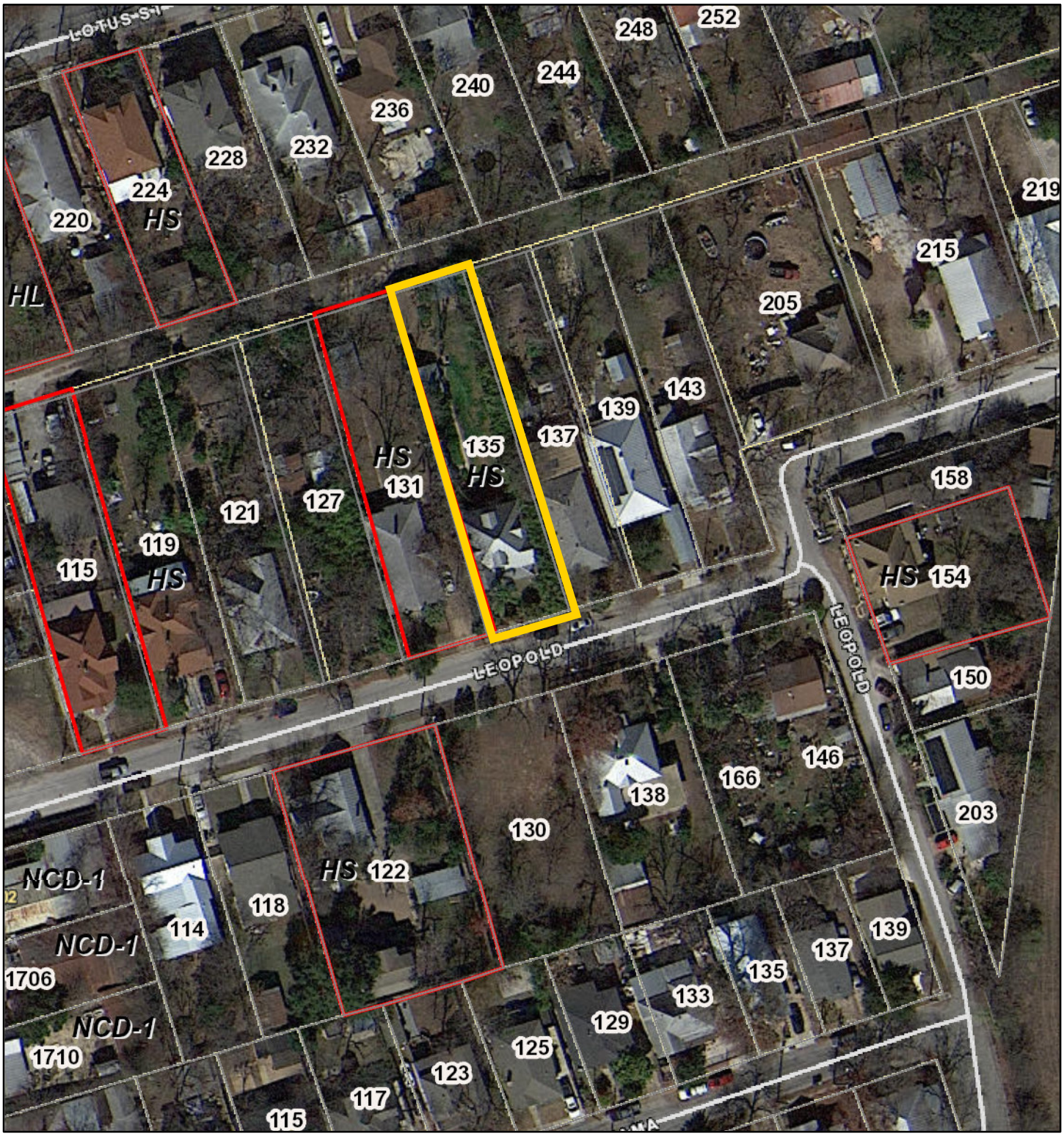
g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.

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

RECOMMENDATION:
Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 135 Leopold St to the Zoning Commission and to the City Council based on findings a through e.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



April 29, 2021

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

Historic Landmark Sites

Historic Districts

COSA City Limit Boundary

City of San Antonio GIS
Copyright 4-29-2021

Bexar CAD

Property Search Results > 138242 SHANNON JAMES MARK for Year 2021

Tax Year: 2021

Property

Account

Property ID:	138242	Legal Description:	NCB 2959 BLK 1 LOT 10 NCB 3553 BLK 1 LOT W TRI 35 FT OF A
Geographic ID:	02959-001-0100	Zoning:	R-6
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	135 LEOPOLD ST SAN ANTONIO, TX 78210	Mapsco:	616F8
Neighborhood:	DURANGO/ROOSEVELT	Map ID:	
Neighborhood CD:	57057	E-File Eligible	

Owner

Name:	SHANNON JAMES MARK	Owner ID:	98470
Mailing Address:	135 LEOPOLD ST SAN ANTONIO, TX 78210-1603	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	$146,740		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$202,130		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$348,870		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$348,870		
(–) HS Cap:	–	$197,454		

(=) Assessed Value:	=	$151,416		

Taxing Jurisdiction

Owner: SHANNON JAMES MARK
% Ownership: 100.0000000000%
Total Value: $348,870

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	$348,870	$148,416	$35.12
08	SA RIVER AUTH	0.018580	$348,870	$146,416	$27.20
09	ALAMO COM COLLEGE	0.149150	$348,870	$151,416	$225.84
10	UNIV HEALTH SYSTEM	0.276235	$348,870	$151,416	$418.26
11	BEXAR COUNTY	0.277429	$348,870	$151,416	$420.08
21	CITY OF SAN ANTONIO	0.558270	$348,870	$146,416	$817.40
57	SAN ANTONIO ISD	1.502300	$348,870	$121,416	$1,824.03
CAD	BEXAR APPRAISAL DISTRICT	0.000000	$348,870	$151,416	$0.00
	Total Tax Rate:	2.805632			
				Taxes w/Current Exemptions:	$3,767.93
				Taxes w/o Exemptions:	$9,788.01

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 1442.0 sqft **Value:** $138,350

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1924	1442.0
ENC2	Enclosure - 2nd level	A - NO		1924	300.0
OP	Attached Open Porch	A - NO		1924	192.0

Improvement #2: Residential **State Code:** A1 **Living Area:** sqft **Value:** $5,980

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		0	289.0

Improvement #3: Residential **State Code:** A1 **Living Area:** sqft **Value:** $2,410

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		0	360.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.2210	9625.00	0.00	0.00	$202,130	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	$146,740	$202,130	0	348,870	$197,454	$151,416
2020	$67,870	$202,130	0	270,000	$132,349	$137,651

2019	$101,380	$140,620	0	242,000	$116,863	$125,137
2018	$90,210	$141,790	0	232,000	$118,239	$113,761
2017	$64,960	$135,040	0	200,000	$96,581	$103,419

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		SHANNON, JAMES MARK	6727	0102	0

2021 data current as of Apr 28 2021 1:24AM.
2020 and prior year data current as of Apr 2 2021 6:53AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Website version: 1.2.2.33 Database last updated on: 4/28/2021 1:24 AM © N. Harris Computer Corporation

Statement of Significance

Property Address: 135 Leopold

1. Application Details

Applicant: James Mark Shannon
Type: Application for Historic Landmark Designation
Date Received: 9 April 2021

2. Findings

The property at 135 Leopold includes a single-story free classic Queen Anne residence built in 1908 by Louis Loessberg for Albert and Emma Merklen[1] with three rear accessory buildings. It is located in the Lavaca neighborhood of City Council District 1. James Mark Shannon currently owns the property.

In 1898, Emil Scherrer was deeded land east of S Presa St by his parents, Leopold and Anna Scherrer.[2] Leopold and Anna lived at 1618 S Presa,[3] now addressed 1626 S Presa and located at the northwest corner of S Presa and Leopold St. On July 22, 1899, son Albert found Leopold dead in his grape orchard with a gunshot wound to the head.[4] Albert later testified he believed the death was accidental, stating there was a .22-caliber rifle beside Leopold when he was found.[5] When Emil's new block first appears in the city directory in 1907,[6] it is named Leopold St after his father.

Emil Scherrer sold Lot 10 along Leopold St to Albert and Emma Merklen in April 1908.[7] In September 1908, the Merklens contracted Louis Loessberg to build their home.[8] The house was built in the free classic Queen Anne style, popular in the U.S. from 1880 to 1910. Typical features of this style found on the subject structure include a pyramidal roof with lower intersecting gables, classic (round) columns, decorative leaded glass windows found on the gable and in the front door.[9] The current owners added the colored glass to these lites, as well as the decorative trim seen around fenestration.[10]

Albert Merklen worked for various meat markets in his early years on Leopold St, and later became a market manager for Piggly-Wiggly.[11] His son Walter was employed in the same line of work, eventually settling

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[1] Bexar County Clerk (web site). B&M Lien: Albert Merklen et ux to Louis Loessberg, 4 September 1908, M LN vol. T, p 593.
[2] Bexar County Clerk (web site). Deed: Leopold and Anna Scherrer to Emil Scherrer, 26 January 1898, Deed vol. 187, p. 301.
[3] "Killed By A Bullet." *The Sunday Light*, Sunday, 23 July 1899, p. 5.
[4] Ibid.
[5] "Inquest Begun: Testimony on the death of Leopold Scherrer." *The Daily Light*, Monday, 7 August 1899, p. 5.
[6] San Antonio City Directory, 1907, p. 589.
[7] Bexar County Clerk (web site). Deed: Emil Scherrer to Albert Merklen and Emma M. Merklen, 7 April 1908, Deed vol. 269, p. 637.
[8] Bexar County Clerk (web site). B&M Lien: Albert Merklen et ux to Louis Loessberg, 4 September 1908, M LN vol. T, p 593
[9] McAlester, Virginia. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Knopf, 2015, p. 344-70 and p. 396-405.
[10] OHP staff site visit, 21 April 2021.
[11] San Antonio City Directory, 1924, p. 717; 1931, p. 659; 1934, p. 703; 1948, p. 731.

into a position with meat-packing company Swift & Co.[12] The Merklen Family owned the property until 1996, deeding it down through three generations. Emma passed away at home in 1940;[13] Albert resided in the home until his death in 1968.[14] The year before he passed, Albert deeded 135 Leopold to sons Herbert and Walter;[15] following their father's death, Herbert deeded his half of the property to Walter.[16] The Merklen Family retained ownership of the property until 1996, when Walter's daughters Carolyn and Marilyn sold the home to the current owner, James Mark Shannon.[17]

The house as it now appears has a larger footprint than was built by Loessberg for the Merklens in 1908. In 1912, the house appears in a T-plan, with covered porches on the north and south sides of an intersecting wing. By 1931, the house has a larger footprint, though it retains its T-shape and porches at the north and south sides.[18] The owner reports the roof of the original house is still visible from the newer attic space.[19]

135 Leopold first appears on the 1912 Sanborn with a small rear accessory structure,[20] but the footprint does not match either of the current structures that sit along the west edge of the parcel. By 1931, the property includes the garage,[21] which still stands at the end of the alley-accessed driveway. The long and low accessory structure that sits between the garage and house was built between 1952 (when it does not appear on the Sanborn map[22]) and 1963. Historic aerials from 1963 clearly show the structure along the west edge of the parcel; trees obscure this part of the backyard in the 1955 aerials.[23] The current owner reports he built the shed-roofed screened porch and at the north end of the parcel, added cedar shingles to the accessory structure closest to the house, and added the decorative trim and scrollwork found around fenestration and in the front gable of the house.[24]

3. Architectural Description

The property at 135 Leopold includes a single-story free classic Queen Anne residence built in 1908 with three rear accessory buildings. It is located in the Lavaca neighborhood of City Council District 1. James Mark Shannon currently owns the property. The structure is located on the north side of Leopold St, on a block bounded to the south by Leopold St, the west by S Presa St, the north by Lotus Ave, and the west by Panama Ave and N. U.S. Hwy 281. the property is located in an area bordered by three local historic districts (Lavaca to the north, King William to the northwest, and Mission to the southwest) and in a neighborhood

[12] San Antonio City Directory, 1931, p. 659; 1934, p. 703; 1948, p. 731; 1959, p. 842; 1960, p. 914.
[13] "Announcements—Deaths: Merklen, Mrs. Emma Marie Merklen." San Antonio *Express,* Friday morning, 13 September 1940, p. A-7.
[14] Find A Grave (web site). Albert Merklen, 1880-1968. Accessed 28 April 2021. Findagrave.com.
[15] Bexar County Clerk (web site). Warranty Deed: Albert Merklen to Walter Joe Merklen and Herbert Joe Merklen, 28 January 1967, Deed vol. 5699, p. 596.
[16] Bexar County Clerk (web site). Warranty Deed: Herbert Joe Merklen to Walter Joe Merklen, 1 July 1968, Deed vol. 6001, p. 377.
[17] Bexar County Clerk (web site). General Warranty Deed: Marilyn J. Merklen Franke and Carolyn A. Merklen Selsor to James Mark Shannon, 5 April 1996, OPR vol. 6727, p. 102.
[18] Sanborn Fire Insurance Map: San Antonio, Texas, 1912, vol. 3, sheet 260; 1931, vol. 3, sheet 327.
[19] OHP staff site visit, 21 April 2021.
[20] Sanborn Fire Insurance Map: San Antonio, Texas, 1912, vol. 3, sheet 260.
[21] Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 3, sheet 327.
[22] Sanborn Fire Insurance Map: San Antonio, Texas, 1911-1952, vol. 3, 1912, republished 1952, sheet 327.
[23] Historic Aerials (web site). 135 Leopold, San Antonio, Texas, 1955 and 1963. Accessed 28 April 2021. Historicaerials.com
[24] OHP staff site visit, 21 April 2021.

that contains multiple individual landmarks. Nearby individual landmarks include 115 Leopold, 122 Leopold, 131 Leopold, 214 Lotus, and 224 Lotus. The parcel has a divorced concrete sidewalk with xeriscaped easement, and a concrete sidewalk leading from the street to the front porch. A wood picket fence about three feet tall encloses the front yard, which has tall wood gates under a pergola at the center. The concrete path and steps to the front porch are clad in stone. The rear garage is accessed via an alley that runs along the north side of the parcel. The backyard is enclosed using a combination of live bamboo, wood and bamboo fencing, corrugated steel, and mesquite. Much of the backyard is covered in grass, with the north end paved in decomposed stone.

The house has a standing-seam metal pyramidal roof with intersecting wings and a separate shed roof over the wood front porch. There are dormers on the north and south sides of the pyramidal roof. The porch is supported by classic columns with a short balustrade. The house is clad in wood siding, with decorative shingles in the north and east gables and on the dormers; the skirt is clad in stucco. The primary entrance is a 15-lite wood door with a transom. The gable on the primary elevation has a wood sash window with leaded glass upper lite over a single-lite sash. Other windows are two-over-two with wood sashes. There north elevation has a door at center flanked by two-over-two wood windows under a cantilevered roof. There is a wood casement window west of the cantilevered roof. The rear concrete porch and path leading to rear accessory structures are clad in stone.

The southernmost accessory structure has a saltbox form, standing seam metal roof, sliding barn doors, and is clad in cedar shingles. The end-gabled garage, also clad in shingles, and has a standing-seam metal roof and opens to the north. Both structures have exposed rafter tails. The shed-roof screened-in porch at the north end of the lot is wood framed.

Character-defining features of 135 Leopold include:

- Pyramidal roof with dormers
- Wood front porch with classic columns and short balustrade under a separate shed roof
- Decorative shingles in the north and east gables
- Decorative shingles on dormers
- Leaded-glass windows and doors, where present
- Two-over-two wood windows, where present
- Wood casement window on north elevation, where present
- End-gabled garage with exposed rafter tails

4. Landmark Criteria

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

- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the house is an example of a free classic Queen Anne residence, a style popular in the U.S. from 1880 to 1910.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house is an example of a multigenerational home, built for Albert and Emma Merklen passed down two subsequent generations of the Merklen Family.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is located in an area bordered

by three local historic districts (Lavaca to the north, King William to the northwest, and Mission to the southwest) and in a neighborhood that contains multiple individual landmarks. Staff has identified this area as an eligible local historic district; should this part of the Lavaca neighborhood choose to designate, the house would be considered contributing.

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 135 Leopold meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 135 Leopold. Further research may reveal additional significance associated with this property.

While not required by the Unified Development Code, this document has been prepared by OHP staff that meet the Secretary of the Interior's professional qualification standards for Architectural History as defined in 36 CFR Part 61.

South (primary) elevation.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Southwest oblique.

Southeast oblique.

North elevation.

Accessory structure, garage, and screened-in porch in rear.

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

Officers and Directors
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Cherise J. Rohr-Allegrini

Vice President
Sarah Sorenson

Secretary
Kat Doucette

Treasurer
Vik Gudi

Communications
Amy Young

Zoning & Historic Preservation
Darryl Ohlenbusch

Membership Director
Douglas Mendizábal

Planning
Nick Melde

Parking & Public Safety
Jim Johnson

Southtown Business Owner
Billy Lambert

At-Large Member
Nataly Jennings

April 26, 2021

Jessica Anderson
Office of Historic Preservation
1901 S. Alamo St
San Antonio, TX 78204

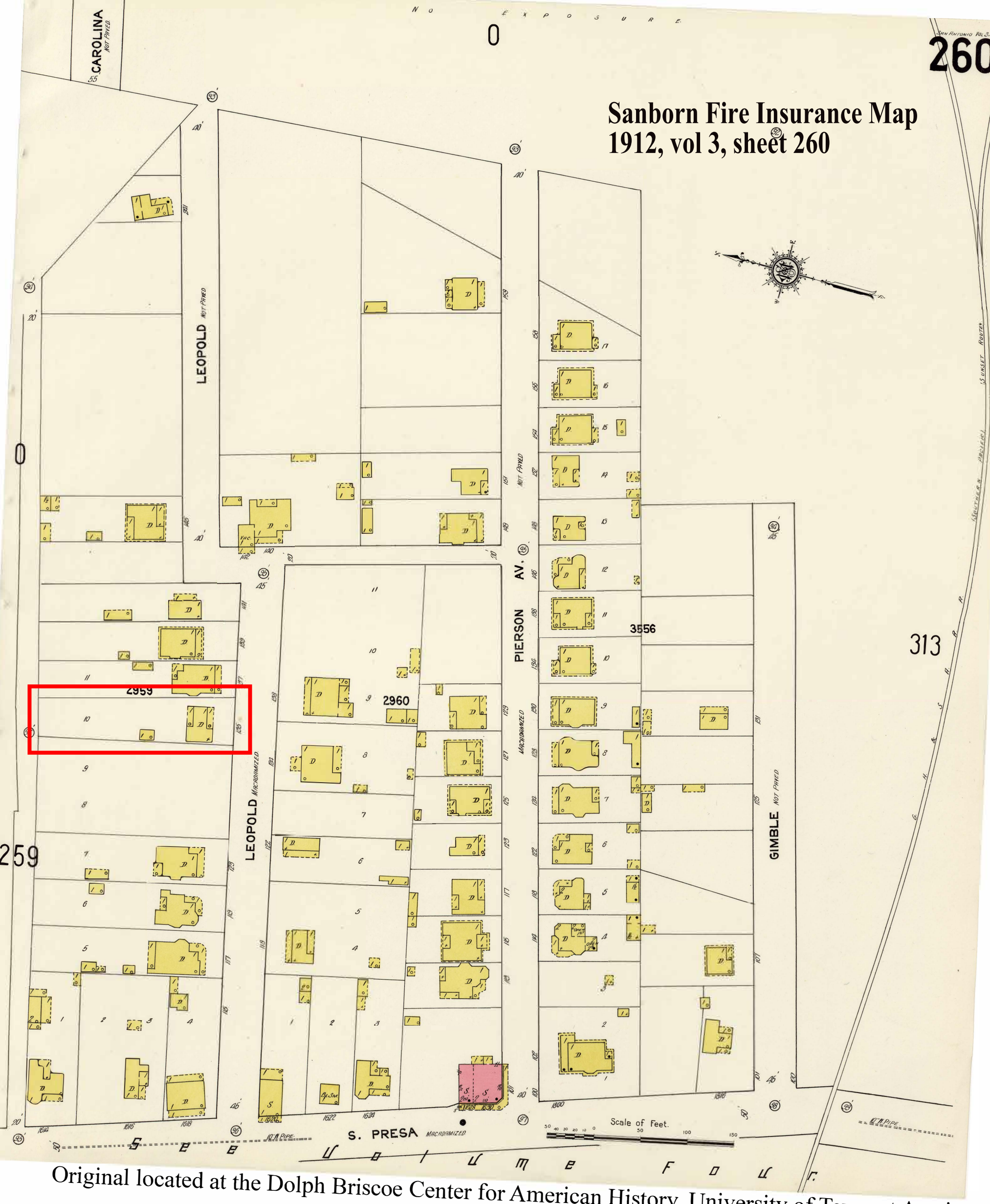
Re: 135 Leopold St

The Lavaca Neighborhood Association enthusiastically supports landmark designation of 135 Leopold St. This home is a wonderful example of historic architecture consistent with the Lavaca Historic District.

Please do not hesitate to contact us if you have any questions.

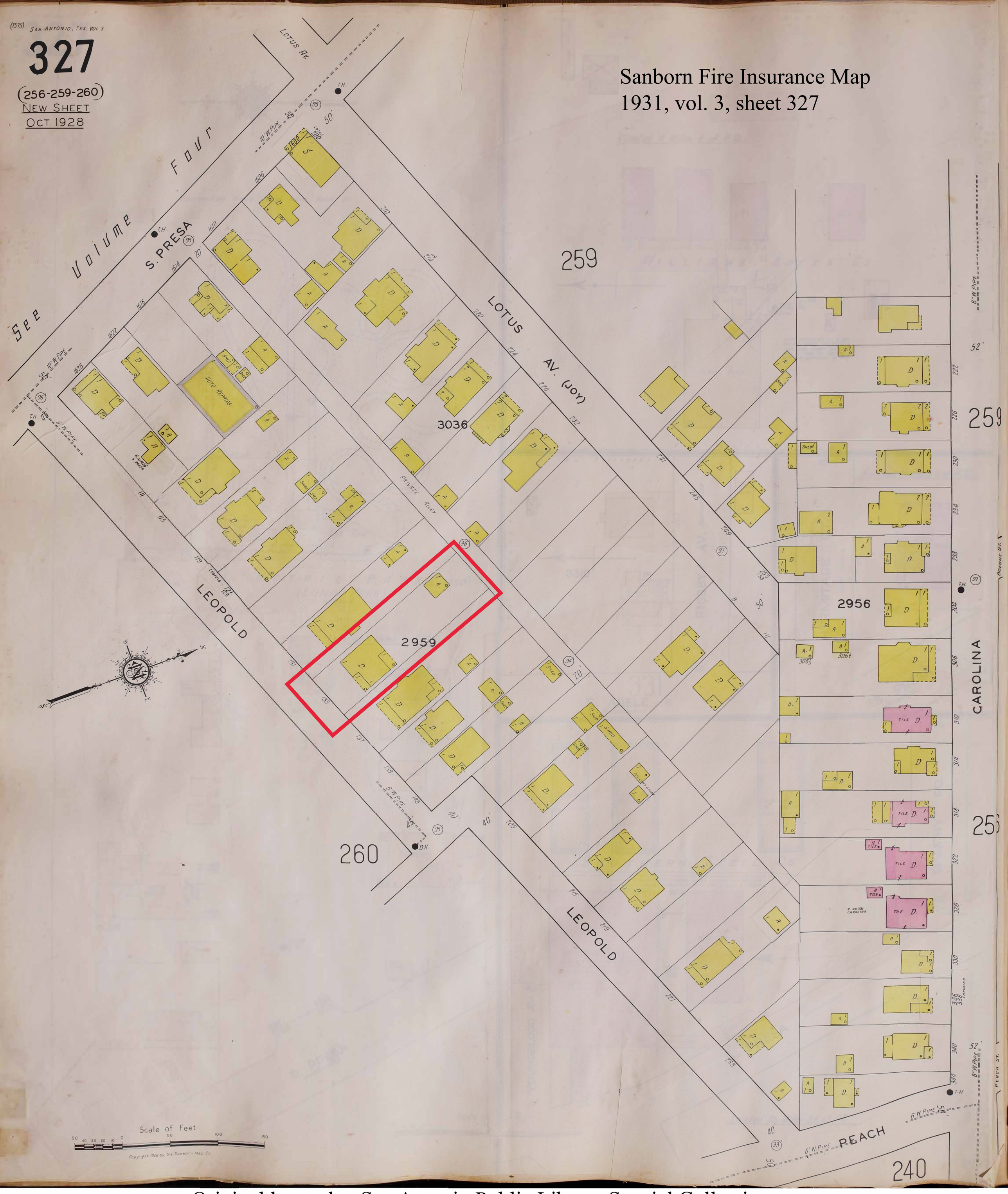
Sincerely,

Cherise J Rohr-Allegrini, PhD, MPH
President



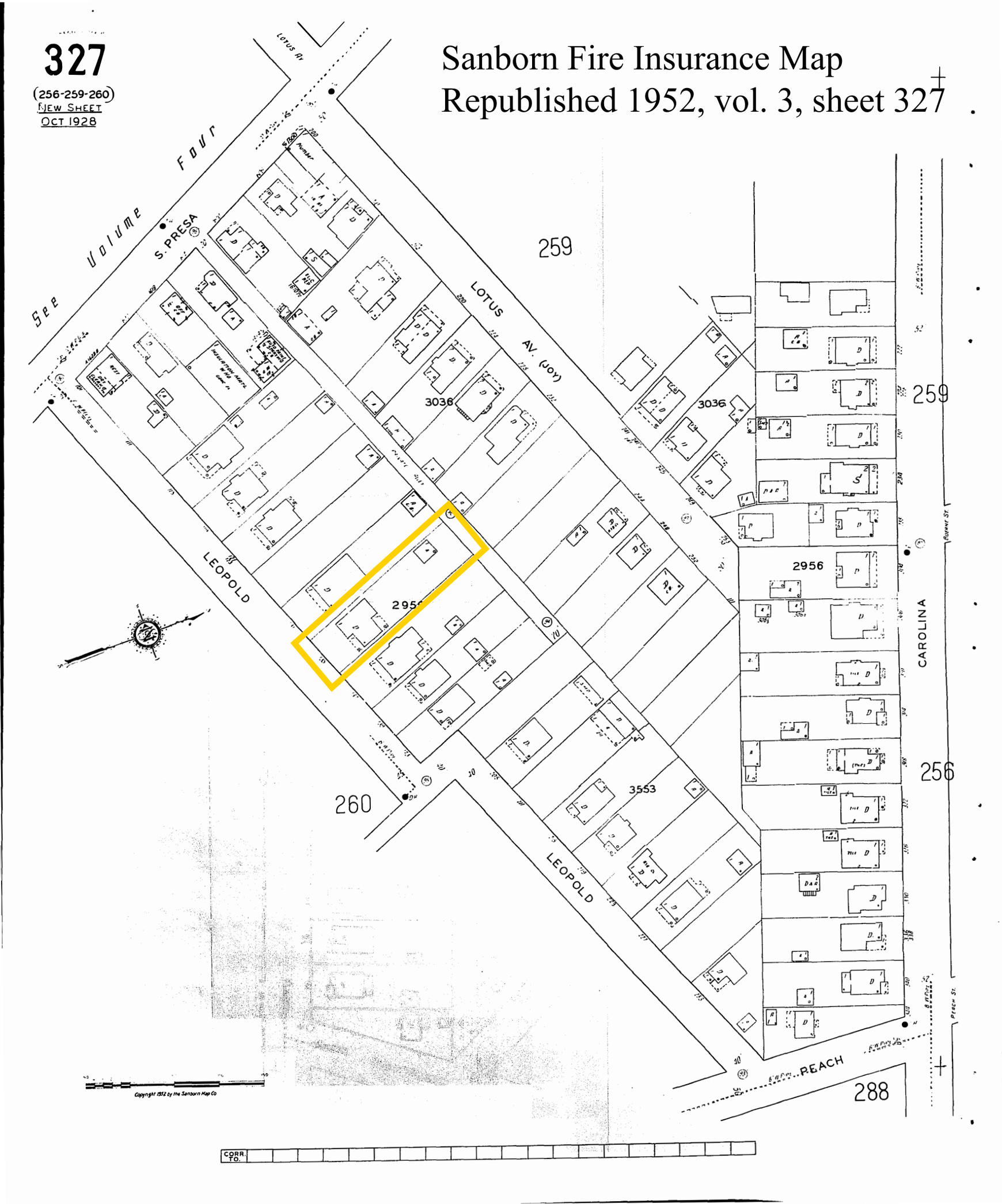
Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Sanborn Fire Insurance Map
1931, vol. 3, sheet 327



Original located at San Antonio Public Library Special Collections

Sanborn Fire Insurance Map
Republished 1952, vol. 3, sheet 327



the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Annie B. Scherer wife of the said Emil Scherer having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Annie B. Scherer acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office this 18th day of January A.D. 1898.

(Seal) John Stewart, Notary Public, Bexar County.

The State of Texas } I, Frank McC. Newton, Clerk of the County Court
County of Bexar } of said County, do hereby certify that the foregoing instrument of writing dated on the 17th day of January A.D. 1898, with its certificate of authentication was filed for record in my office the 13th day of June A.D. 1900 at 11 o'clock A.M. and duly recorded the 29th day of June A.D. 1900 at 11 30 o'clock A.M. in the Deed Records of said County in Volume 187 on page 299. Witness my hand and the seal of the County Court of said County, at office in San Antonio the day and year last above written.

(Seal) Frank McC. Newton, Clerk County Court Bexar County, Texas.
By John Haffenbeck, Deputy.

L. A. Scherer to Deed to Emil Scherer.

The State of Texas } Know all men by these Presents: That
County of Bexar } we Leopold Scherer and his wife Anna Scherer of the County of Bexar and State of Texas, for and in consideration of the sum of Five Hundred (500.) Dollars to us in hand paid by Emil Scherer, the receipt of which is hereby acknowledged, have Granted, Sold and conveyed and by these presents do grant, sell and convey unto him the said Emil Scherer of the County of Bexar and State of Texas, all that certain tract or parcel of land lying and being situated in said County of Bexar, State of Texas, and within the corporate limits of the City of San Antonio, East of the San Antonio River and on the East side of South Pecos Street taken out of a tract of five (5) acres sold and conveyed by G. Preisleben to Joseph Pihl April 6th 1856, out of his subdivision of Original City Lot No. 32 (thirty two), being out of same 5 acre tract which was conveyed by Carl and

Catherine Schickel to Leopold Scherer grantor herein by deed dated July 11th 1882 and recorded in Vol 24 p. 206-7-8 Bexar County Deed Records, to which said deed and the records thereof reference is here made for a fuller description of the 5 acre tract out of which the land hereby conveyed is taken, which parcel of land hereby conveyed is described as follows to-wit: Beginning at the South West corner of the five (5) acre tract of land above mentioned and where the Northern boundary line of said 5 acre tract intersects said South Presa Street. Thence in a Southerly direction along the Western boundary line of said 5 acre tract and the Eastern line of said South Presa Street fifty eight (58) feet to a point for the S. W. corner of this lot. Thence in an Easterly direction at a right angle to said South Presa Street and parallel with the Northern boundary line of said 5 acre tract one hundred and twenty three (123) feet to a point for the S. E. corner of this lot. Thence in a Northerly direction at a right angle with the last above mentioned line and parallel with said South Presa Street to a point in the Northern boundary line of said 5 acre tract for the the N. E. corner of this lot. Thence in a Westerly direction along the Northern boundary line of said 5 acre tract to the place of beginning. To Have and to Hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Ernst Scherer, his heirs and assigns forever; and we hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular said premises unto the said Ernst Scherer his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness our hands at San Antonio this January 26th 1898.

Leop. Scherer.
Anna Scherer.

The State of Texas } Before me Solon Stewart a Notary Public
County of Bexar } in and for Bexar County, Texas, on this day personally appeared Leopold Scherer and Anna Scherer wife of said Leopold Scherer, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Anna Scherer wife of the said Leopold Scherer

having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Anna Scherrer acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it. Given under my hand seal of office this January 7th 1898.

(Seal) Colon Stewart, Notary Public, Bexar County.

The State of Texas } I Frank McNewton, County Clerk of said County
County of Bexar } do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for registration in my office on the 13th day of June A.D. 1900 at 11 o'clock A.M. and duly recorded on the 29th day of June A.D. 1900 at 3 o'clock P.M. in the records of Deeds of said County in book Volume 187 on page 301. In testimony whereof, witness my hand and official seal, at office this 29th day of June A.D. 1900.

(Seal) Frank McNewton, County Clerk, Bexar County Texas.
By John Stuppenbach Deputy.

T. M. Paschal. to Deed to Dawes Bright.

The State of Texas } Know all men by these Presents: That
County of Bexar } I, T. M. Paschal of the County of Bexar and State of Texas in consideration of the sum of Ten Dollars, lawful money in hand paid by Dawes Bright, of the County of Bexar and State of Texas, the receipt whereof is hereby acknowledged, and the further consideration of the release of a deed of trust and cancellation of note, have Granted, Bargained and Sold, and by these presents do Grant, Bargain, Sell, Alien, Convey and Confirm, unto the said Dawes Bright, all of the following described real estate lying and being situated in the City of San Antonio, in the County of Bexar in the State of Texas, to-wit: Lots Seventy One (71), Seventy Two (72) and Ninety Six (96) Block Four (4), O. C. L. 134, on San Marcos & Laza Street. and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining. To Have and to Hold unto said Dawes Bright and his assigns forever I hereby covenanting and agreeing to Forever Warrant and Defend the premises aforesaid, and every part thereof unto the said Dawes Bright and his assigns against all persons whomsoever

BENNETT PRINTING CO. PAR.S TEX

THE STATE OF TEXAS, } *Know All Men by These Presents:*
County of Bexar

THAT I, Ernil Scherrer

of the County of Bexar State of Texas for and in consideration of the sum of Four hundred DOLLARS, to me paid and secured to be paid by Albert Merkleu and wife Emma M. Merkleu as follows: Three hundred dollars in cash the receipt of which is hereby acknowledged and one note of even date for the sum of one hundred dollars bearing seven per cent interest per annum and providing for attorney's fees if placed in the hands of an attorney for execution, or collected by suit and due one year after date and signed by the said Albert Merkleu.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Albert Merkleu & Emma M. Merkleu of the County of Bexar State of Texas all that certain lot or parcel of land lying and being situated within the corporate limits of the City of San Antonio, Bexar County Texas and is more particularly described as Lot number Ten, Block one (1) C.B. 2959. And is situated on the North side of Leopold Street in said City of San Antonio, Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Albert Merkleu and Emma M Merkleu their heirs and assigns forever. And I do hereby bind myself my heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Albert Merkleu and Emma M. Merkleu their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the *Vendor's Lien* is retained against the above described property, premises and improvements until the above described note, and all interest thereon, are fully paid, according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS — hand at San Antonio this 7th day of April A.D. 1908

Witnesses at Request of Grantor:

Ernil Scherrer

THE STATE OF TEXAS }
COUNTY OF Bexar }

Before Me, L. B. Camp a Notary Public in and for the County of Bexar in the State of Texas ~~County, Texas~~, on this day personally appeared Ernil Scherrer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 7th day of April A.D. 1908

[SEAL]

L. B. Camp Notary Public
Bexar Co. Tex

THE STATE OF TEXAS }
COUNTY OF }

Before Me, in and for County, Texas, on this day personally appeared and wife of said known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said wife of the said having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this day of 190

[SEAL]

Filed for record the 7th day of April 1908, at 2 o'clock P. M., and recorded the 10 day of April 1908, at 9 o'clock P. M.

By Aug. E. Huppertz Deputy.

Frank R. Newton
Clerk, County Court, Bexar County, Texas.

ALBERT MERKLEN ET UX B. & M. LIEN TO LOUIS LOESSBERG
LOUIS LOESSBERG TRANSFER OF ABOVE LIEN TO JULIUS KOLTERMANN

The State of Texas,

County of Bexar. Know all Men by these Presents: That we, Albert Merklen, joined by his wife, Emma M. Merklen, of the County of Bexar and State of Texas, joined as husband and wife, for and in consideration of the covenants, agreements, stipulations and premises herein contained, have this day contracted and agreed, and by these presents do contract and agree, with Louis Lossberg, of Bexar County, Texas, as follows - that is to say: The said Louis Loessberg agrees and binds himself to furnish all the labor, work and material of whatever kind and nature, and build, erect, construct and complete in a workmanlike manner, within 30 days from date, according to the plans and specifications thereof, furnished by said Louis Loessberg, which is made part of this contract, a three room cottage, with hall, front and back porch, in cluding painting & papering of house, fencing lot all around & connecting with water main to house & kitchen, upon the following described real estate, situated in the City of San Antonio, Bexar County, Texas, and known and described as Lot No. Ten (10) in Block No. One (1) in N.C. B. 2959, situated on N. side of Leopold Str. said house and improvements to be delivered unto the said Albert Merklen and Emma M. Merklen within the time above specified, free and clear of all liens, claims or encumbrances of any kind, except as herein provided. And in consideration of the premises and the said contract and agreement of said Louis Loessberg, contractor, to build and erect said house and improvements as aforesaid, the said Albert Merklen and Emma M. Merklen, owners as aforesaid, hereby agree and bind themselves and their heirs to pay the said Louis Loessberg contractor, the sum of Nine Hundred and Seventy-five, ($975.00) Dollars $375.00 in cash, and one note due on or before three years after date for $600.00 of even date herewith, with privilege to pay $200.00 per annum, bearing 6% interest, payable annually at San Antonio, Texas, to order of said Louis Loessberg, and executed by Albert Merklen and Emma M. Merklen. And the said Albert Merklen and wife, Emma M. Merklen for and in consideration of the premises, and the full and complete improvements to be made, do hereby give, grant, and acknowledge to the said Louis Lossberg, his heirs or assigns, an express mechanics, builder's, Laborer's, material man's and contractor's lien on the lands above described, and all improvements made thereon, under and by reason of this contract to secure the payment of said note and interest to accrue thereon. Said Albert Merklen and Emma M. Merklen, agree to keep the improvements of said premises insured of at least $500.00 in some solvent Insurance company acceptable to said Louis Loessberg, or other holder and owner of said note, for the benefit of said Louis Loessberg or other holder of said note, and pay all taxes on said property as same becomes due and payable, and failure to comply with these provisions at option of holder of note, the entire note may be declared due and payable, and such owner of note may pay such insurance premium or taxes, and same shall be secured by lien hereof, and bear ten per cent interest until paid. Witness our hands this the 4th day of September, A. D. 1908.

Louis Loessberg
Albert Merklen
Emma Merklen

The State of Texas,

County of Bexar. Before me, Frank J. Bosshardt, a Notary Public, in and for Bexar County, Texas, on this day personally appeared, Louis Loessberg, Albert Merklen and Emma M. Merklen, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

And the said Emma M. Merklen, wife of said Albert Merklen, havin_ been examined by me separately and apart from her husband, and having the same fully explained to her, she, the said Emma M. Merklen acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office this the 4th day of Sept., 1908.

Frank J. Bosshardt

SEAL Notary Public, Bexar County, Texas.

The State of Texas,

County of Bexar. For good and valuable consideration to me in hand paid by Julius Koltermann, I Louis Loessberg have endorsed, transferred and delivered the note hereinabove described, and do hereby convey and assign such note together with the lien securing same unto the said Julius Koltermann, his heirs or assigns, and hereby subrogate him to all my rights and equities under and by virtue of said note and contract. Witness my hand this the 4th day of September A.D. 1908.

L. Loessberg

The State of Texas,

County of Bexar. Before me, Frank J. Bosshardt, a Notary Public in and for Bexar County, Texas, on this day personally appeared Louis Loessberg known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this the 4th day of September, A. D. 1908.

Frank J. Bosshardt

SEAL Notary Public, Bexar County, Texas.

Filed for Record September 8th, 1908, at 3 O'Clock, P. M.

Recorded September 25th, 1908, at 9:10 O'clock, A. M.
Frank R. Newton, County Clerk, Bexar Co., Texas.

-0-0-0-0-0-0-0-0-

W. M. HARDY ET UX B. & M. LIEN TO E. A. ENDICOTT

THE STATE OF TEXAS,

COUNTY OF BEXAR. Know all Men by these Presents: This contract and agreement made and entered into by and between W. M. Hardy and M. S. Hardy his wife, of Bexar County, Texas, as party of the first part, and E. A. Endicott, also of said county and state, as party of the second part, WITNESSETH: That whereas the said W. M. Hardy and M. S. Hardy the owners of certain real estate lying and being situated within the corporate limits of the City of San Antonio, Bexar County, Texas, and more particularly described as follows, to-wit; Lots Nos. 5, 6 and 7, in Block No. 2, City Block 3103 in Fox's Beacon Hill Addition to the City of San Antonio, in the County of Bexar and State of Texas. And whereas the said E. A. Endicott is a contractor and builder. Now therefore, the said E. A. Endicott for the considerations hereinafter mentioned, hereby agrees with and binds himself to the said W. M. Hardy and M. S. Hardy to well and substantially erect, build, complete and finish for the said W. M. Hardy and M. S. Hardy a Cottage upon the above described property, in substantial accordance and compliance with the plans and specifications thereof made and accepted by the said W. M. Hardy and M. S. Hardy which said plans and specifications are hereby referred to and made a part hereof. And it is expressly

Prepared by the San Antonio Bar Association for use by Texas Lawyers only. 11-65—10M

NOTICE *To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.* (Rev. 7-65).

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WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF BEXAR } KNOW ALL MEN BY THESE PRESENTS:

That Albert Merklen

of the County of Bexar State of Texas for and in

consideration of the sum of TEN AND NO/100 ($10.00) - - - - - - - - - - - - DOLLARS

to me in hand paid by the grantees herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY

unto Walter Joe Merklen and Herbert Joe Merklen, as their separate property and estate

of the County of Bexar State of Texas, all of

the following described real property in Bexar County, Texas, to-wit:

Lot or parcel of land lying and being situated within the corporate limits of the City of San Antonio, Bexar County, Texas, and is more particularly described as Lot Number Ten (10) Block One (1) County Block 2959 and is situated on the North Side of Leopold Street in said City of San Antonio, Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 28th day of January, A. D. 1967.

Albert Merklen

Albert Merklen

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(Joint acknowledgment)

THE STATE OF TEXAS }
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

and his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed. And the said wife of said having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office on this the day of , A. D. 19 .

Notary Public in and for County, Texas.

(Single acknowledgment)

THE STATE OF TEXAS }
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Albert Merklen

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 28th day of January, A. D. 19 67.

Quintin G. Stansell. Notary Public BEXAR COUNTY Tex

Quintin G. Stansell
Notary Public in and for Bexar County, Texas.

WARRANTY DEED

ALBERT MERKLEN

TO

WALTER JOE MERKLEN
AND
HERBERT JOE MERKLEN

FILED IN MY OFFICE
JAMES W. KNIGHT
COUNTY CLERK BEXAR CO.
1967 JAN 30 PM 2 57

PREPARED IN THE LAW OFFICE OF:
QUINTIN G. STANSELL
Russell, Rudeloff & Stansell
Attorneys at Law
612 Aztec Building
San Antonio, Texas 78205

PLEASE RETURN TO:
Walter Joe Merklen
135 Leopold Street
San Antonio, Texas

STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the OFFICIAL RECORDS of Bexar County, Texas, as stamped hereon by me.

JAN 30 1967

James W. Knight
COUNTY CLERK

(Wife's separate acknowledgment)

THE STATE OF TEXAS }
COUNTY OF

Before me, the undersigned authority, on this day personally appeared wife of known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office on this the day of , A. D. 19 .

Notary Public in and for County, Texas.

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Prepared by the San Antonio Bar Association for use by Lawyers only. 4-68—10M

NOTICE *To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.* (Rev. 2-68)

912531

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF BEXAR } KNOW ALL MEN BY THESE PRESENTS:

That Herbert Joe Merklen, owning an undivided one-half (1/2) interest in the below described property, as his separate property and estate

of the County of Los Angeles State of California for and in

consideration of the sum of TEN AND NO/100 ($10.00)- - - - - - - - - - - - - DOLLARS and other good and valuable consideration

to me in hand paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Walter Joe Merklen, as his separate property and estate

of the County of Bexar State of Texas , all of

the following described real property in Bexar County, Texas, to-wit:

An undivided one-half (1/2) interest in and to a lot or parcel of land lying and being situated with the corporate limits of the City of San Antonio, Bexar County, Texas, and is more particularly described as Lot Number Ten (10) Block One (1) County Block 2959 and is situated on the North Side of Leopold Street in said City of San Antonio, Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee , his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee , his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 1st day of July , A. D. 1968

Herbert Joe Merklen

Herbert Joe Merklen

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VOL 6001 PAGE 378

(Acknowledgment)

THE STATE OF ~~TEXAS~~ CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned authority, on this day personally appeared Herbert Joe Merklen

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 26 day of July, A. D. 19 68.

A. Kleinpell
Notary Public in and for Los Angeles County, ~~TEXAS~~ California

A. KLEINPELL
NOTARY PUBLIC
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

A. KLEINPELL
My Commission Expires August 6, 1969

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the day of, A. D. 19

Notary Public in and for County, Texas.

WARRANTY DEED

HERBERT JOE MERKLEN

TO

WALTER JOE MERKLEN

FILED IN MY OFFICE
JAMES W. KNIGHT
COUNTY CLERK BEXAR CO.

1968 JUL 31 AM 9 17

PREPARED IN THE LAW OFFICE OF:
QUINTIN C. STANSELL
Russell, Podeloff & Stansell
Attorneys at Law
612 Aztec Building
San Antonio, Texas 78205

PLEASE RETURN TO:
Walter Joe Merklen
135 Leopold Street
San Antonio, Texas 78210

(Corporate acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared of a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Corporation.

Given under my hand and seal of office on this the day of, A. D. 19

Notary Public in and for County, Texas.

STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the DEED RECORDS of Bexar County, Texas, as stamped hereon by me.

JUL 31 1968

James W. Knight
COUNTY CLERK
BEXAR COUNTY, TEXAS

330,956 $11.00

GENERAL WARRANTY DEED

96- 0055445

THE STATE OF TEXAS :

COUNTY OF BEXAR :

KNOW ALL MEN BY THESE PRESENTS:

THAT MARILYN J. MERKLEN FRANKE AND CAROLYN A. MERKLEN SELSOR, NOT JOINED HEREIN BY OUR SPOUSES AS THE HEREINAFTER DESCRIBED REAL PROPERTY CONSTITUTES NO PART OF OUR BUSINESS OR RESIDENCE HOMESTEAD.

, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by
JAMES MARK SHANNON

, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of
THIRTY EIGHT THOUSAND TWO HUNDRED FORTY ONE AND NO / 100

DOLLARS ($ 38,241.00), bearing even date herewith, payable to the order of
BROAD STREET MORTGAGE CORP.

hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing an attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to

GEORGE M. SHANKS, JR. Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, said Vendor's Lien and Superior Title against said property securing the payment of said Promissory Note are hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said lien;

And Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit:

LOT TEN (10), BLOCK ONE (1), NEW CITY BLOCK 2959, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns FOREVER. Grantor does hereby bind himself, his heirs, executors and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

But it is expressly agreed that the Grantor herein reserves and retains for himself, his heirs and assigns, a VENDOR'S LIEN as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

The contract between Grantor as the seller and Grantee as the buyer may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

DATED the 5TH day of APRIL 1996 .

Marilyn J. Merklen Franke
MARILYN J. MERKLEN FRANKE, INDIVIDUALLY
AND AS JOINT EXECUTRIX OF THE ESTATE
OF CLARABELLE MERKLEN, DECEASED

Carolyn A. Merklen Selsor
CAROLYN A. MERKLEN SELSOR, INDIVIDUALLY
AND AS JOINT EXECUTRIX OF THE ESTATE
OF CLARABELLE MERKLEN, DECEASED

Grantee's Mailing Address:

THE STATE OF TEXAS :
COUNTY OF BEXAR :

This instrument was acknowledged before me on the 11TH day of APRIL 1996 ,
, by
MARILYN J. MERKLEN FRANKE AND CAROLYN A. MERKLEN SELSOR, INDIVIDUALLY AND AS JOINT INDEPENDENT EXECUTRICES OF THE ESTATE OF CLARABELLE MERKLEN, DECEASED

My commission expires:

EVA O. ORTIZ
Notary Public, State of Texas
My Comm. Exp. 02/02/100

NOTARY PUBLIC
Yolanda M. Sanchez
Notary's Name (printed)

YOLANDA M. SANCHEZ
Notary Public, State of Texas
My Comm. Exp. 12/02/98

THE STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 9th day of April 1996
, by Carolyn A. Merklen Selsor, Individually as Joint Independent Executrix of the Estate of Clarabelle Merklen, Deceased.
on behalf of said

CARLA J. LINN
Notary Public, State of Texas
My Comm. Expires 8-14-99

My commission expires:
8-14-99

NOTARY PUBLIC
Carla J. Linn
Notary's Name (printed)

RETURN ORIGINAL TO:
JAMES MARK SHANNON
135 LEOPOLD STREET, SAN ANTONIO, TEXAS 78210

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(9-13-88) S 188217-12

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

APR 17 1996

COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Apr 15 1996

At 4:59pm

Receipt #: 214833
Recording: 5.00
Doc/Mgmt : 6.00

Doc/Num : 96- 0055445

Deputy -Deborah Greiner

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

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Materials Submitted by Applicant

James & Leisa Shannon

[redacted]

Date: 04/09/2021 Statement of Significance

To the Office of Historic Preservation,

I am seeking Historic Landmark Designation for my property at 135 Leopold Street . We have lived in this home since 1996 and we have seen & contributed to the revitalization of our neighborhood throughout the years. We have carefully cared for and maintained our lovely home and are asking for consideration to have our home designated a Historical landmark in the Lavaca neighborhood. Our home is of the Folk Victorian style seen throughout the Lavaca neighborhood.

Our home fits the criteria for Historic Landmark Designation under the Unified Development Code (UDC) 35-607, subsection (b) Criteria For Evaluation as follows:

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;

10. its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;

11. it is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;

12. it is an important example of a particular architectural type or specimen;

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;

My main resource is the Texas Historical Commission and our wonderful Lavaca Neighborhood. Thank you for your consideration.

Sincerely,

James Shannon